

Carter Booth, *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

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

August 21, 2019

Sarah Carroll, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. 421 W. 13th St. – Application is to legalize the installation of signage without LPC permits

Whereas:

A. The sign is of the general size and appearance of many approved signs along the row and in the district; and

B. The positioning of the sign appears to conform to applicable regulations; now

Therefore, be it resolved that CB2, Man. recommends **approval** of the application provided that staff ensure that it conforms to all applicable regulations.

Unanimous, with 13 Executive Committee members in favor.

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Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *534 Hudson St. – Application is to replace existing cooling tower with same in-kind tower.

(laid over)

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Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *199-201 Prince St. – Application is to install a new awning and entry doors, new exterior light fixtures and renovate the vestibule and interior hallways and stairs.

Whereas:

- A. The existing apartment entry door, awning above entry door, and lighting fixtures are to be removed; and
- B. The door is to be replaced with a ten light door more in keeping with the facade and the transom light will be restored; and
- C. The sloping glass canopy over the entry is without historical reference to the style of the building or neighborhood.
- D. Lighting fixtures on either side of the entry are without historical reference to the style of the building or to the neighborhood and were represented by the applicant as being specified as matching the interior lighting fixture; now

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

- A. **Approval** of the removal of the canopy, door and lighting fixtures; and
- B. **Approval** of the proposed door; and

C. **Denial** of the canopy and lighting fixtures as without historical reference to the style of the building or to the neighborhood.

Unanimous, with 13 Executive Committee members in favor.

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Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***17 Commerce St.** – Application is to install 3 extenders on the chimney.

(will be reviewed at LPC staff level)

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Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *22 Bank St. - Application is to expand an existing rear yard extension and modify rear window openings.

Whereas:

- A. The shed structure on the roof of the addition will be demolished; and
- B. The proposal will add an enclosed room atop an existing 14' addition, the design of which references typical tea house additions to row houses in the district and in this row of houses as illustrated in historical photographs; and
- C. They casement windows are in three sections with a panel below; and
- D. The addition is set back minimally from the full width of the existing addition to accommodate details of an existing cornice and the sides are clad in landmarks approved fireproof material to simulate clapboard; and
- E. There is a simple, light colored metal railing on the top of the addition to create a deck at the third floor; and
- F. Certain rear windows will be modified to a more symmetrical and presumably historic configuration and style and the central window on the third floor will be changed to a door to provide access to the deck; and
- G. The visibility from Waverly Place is moderate and the addition lies well and unobtrusively with the various additions and roofs in the view; and

H. There were comments, in person and written, from neighbors seeking assurance that the addition conforms to regulations and usual Landmarks Commission practice; now

Therefore, be it resolved that CB2, Man. recommends approval of this sensitively designed addition.

Unanimous, with 13 Executive Committee members in favor.

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Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *90 Prince St. –Application is to amend the artwork guidelines for painted wall sign master plans that have been previously approved by LPC.

(will be reviewed at LPC staff level)

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Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. ***838 Greenwich St.** - Application is to amend the artwork guidelines for painted wall sign master plans that have been previously approved by LPC.

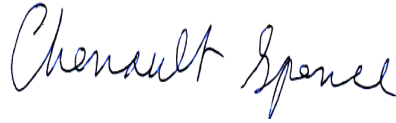
(will be reviewed at LPC staff level)

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. 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