

Tobi Bergman, *Chair*  
Terri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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March 23, 2015

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

Dear Chair Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1 - LPC Item: 40 Wooster Street** (Grand) - SoHo Historic District. A 19th century loft building. The application is to restore the ground floor storefront to match the historic condition based on the 1940s Tax Photo, restore the building envelope (i.e., repointing, masonry cleaning, window replication and replacement, etc.) and to construct a rooftop bulkhead addition.

**Whereas**, the restoration and repair to the front facade will improve the appearance of the building, and the rooftop addition will not detract from the building or the district; and

**Whereas**, this work is part of a future 74-711 application involving a request for a change of use to legalize ground-floor retail and residential, Use Group 2, on the upper floors; but

**Whereas**, it is time to state that the preservation purposes of ZR 74-711 are no longer applicable in CB#2, Man., because properties in the SoHo and NoHo historic districts now have sufficient profit viability to support restoration and preservation for its own sake, while conforming to use and bulk regulations and/or pre-existing non-conforming uses, without the need of additional incentives for a use change; now

**Therefore, be it resolved that** CB#2, Man. recommends approval of the work proposed, but notes that such approval should not be used to justify any future applications for change of use; and further,

**Be it resolved that** CB2, Man. does not support issuance of a report by LPC to CPC that would state that the proposed preservation purpose of this application justifies a change of use and/or bulk, since buildings in these districts now have sufficient profit viability to support restoration and preservation for its own sake, without using it as an excuse to request a non-conforming use. Major preservation projects are undertaken monthly in other neighborhoods within our community board, and these applicants never seek zoning changes. **Vote: Unanimous, with 38 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 Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2 - LPC Item: 53 Downing Street** (Bedford/Carmine/6th) - Greenwich Village Extension  
Application is to restore the front facade, alter the rear facade and construct a rooftop addition

**Whereas**, the work proposed for the front facade enhances the building and the district; and

**Whereas**, part of the proposal involves reintroducing a garage door and installing a new curb cut, in order to provide an interior garage space; and

**Whereas**, the rear facade proposed will not detract from the building; but

**Whereas**, unfortunately, the applicant did not have time to install a mock-up of the proposed rooftop addition; now

**Therefore, be it resolved** that CB2, Man. recommends approval of the work proposed for the front and rear yard facades, but since there was no mockup of the proposed rooftop addition constructed in time, we must recommend denial of the rooftop addition; and

**Further**, if the applicant fails to obtain a permit for a curb cut from DOT, we would prefer retention of the punched openings instead of the proposed roll-up garage door.

Vote: Passed, with 37 Board members in favor, and 1 in opposition (D. Diether).

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

Dear Chair Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3 - LPC Item: 45 Fifth Avenue** (11th/12th) - Greenwich Village Historic District  
An apartment building designed by Sugarman and Berger and built in 1925.  
Application is to install an areaway fence and planting bed.

**Whereas**, other buildings along Fifth Avenue in the historic districts have planting areas with attractive landscaping; and

**Whereas**, this proposal seeks to duplicate these verdant patches; and

**Whereas**, the proposed fence is in a style characteristic of the district; now

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

Vote: Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

#### **4 - LPC Item: 69 & 71-73 Greene Street** (Spring/Broome) - SoHo Historic District

Two cast iron store buildings with neo-Grec style components designed by Henry Fernbach and built in 1876-77.

Application is to remove the fire escapes and balconies from the front and rear facades, and to construct an entry vestibule at 71-73 Greene Street.

**Whereas**, the proposed entryway structure to the vestibule is reminiscent of other similar structures in the historic district; however, it does lack architectural detail, like capitals on the columns; and

**Whereas**, these fire escapes are two of several on this block, including fire escapes on the two adjacent buildings. Although not original, these fire escapes are part of the vocabulary on this block and are an important element in the ambience of the streetscape; and

**Whereas**, thirteen residents of the block testified not only that the fire escapes are a contributing feature of the block, but that the existing interior stairs are old, wooden, rickety, uneven and, although meeting code, are unsafe — and for their own personal safety, they vociferously requested preservation of the fire escapes;

**Whereas**, the applicant presented before the Full Board interior fire safety features, but without sufficient notice or review there is no opportunity to evaluate these or to determine if they would alleviate the residents' concern; now

**Therefore, be it resolved** that CB2, Man. recommends **approval** of the entryway to the vestibule, but would like more architectural details, like column capitals; but

**Further**, CB2, Man. strongly urges the LPC to **deny** the request to remove the fire escapes, which are contributing elements to the ambience and streetscape of this block (and instead they should be regularly maintained), and

**Further**, notes that thirteen residents of the building testified strenuously that they feared for their lives if the fire escapes were removed, discounting assurances from the applicant that the old, uneven, narrow wooden stairs are adequate egress.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5 - LPC Item: 5 - 7 Mercer Street (Howard) - SoHo Cast-Iron Historic District**

A warehouse designed by J. B. Snook and built in 1861.

Application is to install storefront infill.

**Whereas**, the proposed work is extensive and will improve the building and enhance the historic district; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6 - LPC Item: 30-32 Howard** (Bdwy/Crosby) - SoHo Historic District

Application is to construct a 1-story rooftop addition, raise existing rear addition for new stair and elevator shaft and bulkhead on the roof, replace existing with new stair bulkhead.

**Whereas**, the proposed rooftop addition will only be minimally visible, from a block away on Broadway, through a sliver of a space between two buildings; now

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

Vote: Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7 - LPC Item: 185 Bleecker Street** (n.w. MacDougal) — (former Cafe Borgia) - South Village H.D.  
A late-Italianate building built in 1905.  
Application is to install storefront infill, signage and a ADA ramp.

**Whereas**, the applicant sought to justify replacing-in-kind the non-historic generic bi-fold doors by claiming there was “precedent” for them nearby and this was a “transitional neighborhood”.

However, the precedents cited are merely doors installed in the district in the past 25 years or so, which bear no relation to the style and symmetry and configuration of the original historic storefronts that were part of these historic buildings.

Furthermore, as far as this being a “transitional neighborhood,” in a sense the applicant is correct. It is a new historic district that we are attempting to transition from one of garish, non-historic storefronts to one whose infills resemble the original storefronts that were removed in recent years; and

**Whereas**, the proposed lighting scheme consisted of a hodgepodge of three different styles of gooseneck lighting fixtures, one of which appears to resemble a nautical lighting fixture, the type common on a boat or harbor; and

**Whereas**, the applicant provided no adequate historical references for the design decisions; and

**Whereas** the roll-up take-out window is more reminiscent of a frankfurter stand in Coney Island than an eating and drinking establishment in Greenwich Village; and

**Whereas**, the proposed awnings are appropriate; and



**Whereas**, the required ADA ramp is mandated; and

**Whereas**, the signage does not detract from the building or the district; now

**Therefore, be it resolved** that CB2, Man. recommends approval of the signage, the awning and the ADA ramp; but further

**Be it resolved** that CB2, Man. strongly recommends denial of this storefront infill, urging the Commission to oversee a return to an appropriate historic storefront configuration, paying homage to the fenestration that had existed there for 100 years, as exemplified by the Cafe Borgia storefront.

Vote: Unanimous, with 38 Board members in favor.

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

Dear Chair Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8 - LPC Item: 753 and 755-757 Greenwich Street**, aka 311 and 305-307 West 11th Street - Greenwich Village Historic District

Three Greek Revival style rowhouses, built in 1836-37 and altered in the 19th century.

Application is to install a cornice, enlarge chimneys, and install a deck, stair-bulkhead, HVAC equipment, railings and planters at the roofs

**Whereas**, several neighbors attended and were generally quite supportive of the application; and

**Whereas**, the relocation of the gate is appropriate; and

**Whereas**, the work proposed for the roof will be of minimal distraction; now

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

Vote: Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9 - LPC Item: 9 Vandam Street (6th/Varick) - Charlton-King-Vandam Historic District**

A Federal style rowhouse built in 1829-30.

Application is to construct a rear yard addition, modify a dormer, and excavate the cellar and rear yard.

**Whereas**, this building's façade features what is commonly called a horsewalk—a secondary entrance to access the rear yard or stable (placed to the left of the main stoop entrance); and

**Whereas**, two neighbors from the abutting building justifiably expressed great concern that the excavation of a brand-new cellar for a large cellar swimming pool would damage the foundation of their Federal building.

They further testified that there were no other rear-yard extensions on that block that extended so far into the backyard, i.e., 33' 3"; and,

**Whereas**, the Landmarks Committee took exception to the bulk of the proposed extension as well. Generally, extensions go up two stories, with further upper stories being set back. This full-width extension proposes to go up three full stories; and,

**Whereas**, the design of the rear facade is just a simulacrum of something historic; and

**Whereas**, the Landmarks Committee, like the neighbors, was rightly worried that so large an excavation could cause serious damage to the adjacent neighboring Federal house; and

**Whereas**, the committee recommends that instead of excavating so closely to the adjacent building, the applicant respect an angle of repose of, say, 45 degrees, to better protect the neighboring structure; and

**Whereas**, by excavating so much soil in the cellar and rear yard, and then filling the void with impermeable material, this application will deleteriously affect the water table and drainage of the area, an area in a flood zone, and will prevent percolation of water down to the aquifer; and

**Whereas**, this proposed excavation is all the more dramatic because there never was a cellar in the building, and now the applicant seeks to aggressively dig up a new level in a fragile 1829 structure; now

**Therefore, be it resolved** that CB2, Man. recommends approval of the work on the front facade; but, this secondary entrance should be restored to its original appearance and replace the current paneled residential door with an iron gate, with visibility from the sidewalk to the rear yard; and

**Further, be it resolved that** CB2, Man. recommends denial of so massive a rear extension, and also requests that LPC mandate an angle of repose in the cellar excavation that would not endanger the foundation of the adjacent Federal building; and

**Further, be it resolved that** CB2, Man. is concerned that replacing so much soil with impermeable material will negatively impact the water table, the drainage, the run-off, and the aquifer of the area, which is in a flood plain.

Vote: Unanimous, with 38 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 Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10 - LPC Item: 49 Carmine Street** (n.e. Bedford) - Greenwich Village Historic District Extension  
Application is to remove existing fixed-glass from storefront windows and replace them with operable panel window panes.

**Whereas**, bi-fold doors are not historic in Greenwich Village. No one on the committee could recall their presence before the 1970s, at the very earliest. The existing window fenestration is actually more historic; and

**Whereas**, the applicant could provide a commercial purpose, but no historical purpose for wanting to install operable windows that would open up his establishment to the street traffic; and

**Whereas**, since the applicant wishes to alter the ground-floor facade, he should go all the way, and tie together both sides of the storefront with appropriate corner details; now

**Therefore, be it resolved** that CB2, Man. recommends denial of this application that seeks to replace a somewhat historic window system with one lacking any historic precedent in Greenwich Village.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11 - LPC Item: 426 West 14th Street (9th Ave) - Gansevoort Market Historic District**

A simplified neo-Georgian style warehouse building designed by Lafayette A. Goldstone and built in 1908-1910.

Application is install storefront infill and a cellar stairwell

**Whereas**, the stairwell proposed as a second means of egress from the cellar to the street will encroach five feet into the sidewalk and impede pedestrian traffic, especially since it must be fenced off; and

**Whereas**, no other building on the block has such an arrangement; and

**Whereas**, a better solution would be to raise the bulkhead of the storefront and add more frame to the stairwell; now

**Therefore, be it resolved** that CB2, Man. recommends denial of this application that seeks to encroach unnecessarily on the public sidewalk, when it is possible to have the egress door and stair designed to be within the property line.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12 - LPC Item: 530 LaGuardia Place** (Bleecker/W3rd) - South Village Historic District  
A neo-Grec style store and lofts building designed by J. V. Close & Bro. and built in 1884.  
Application is to remove a skylight at the rear.

**Whereas**, this beautiful and detailed old skylight is so evocative of the days before widespread electricity, and is wonderfully ornate in its design; and

**Whereas**, this type of skylight is an integral part of historic loft buildings; and

**Whereas**, the committee was never presented with a plan; now

**Therefore, be it resolved** that CB2, Man. recommends denial of this application and urges the Commission to suggest to NYU a manageable way of preserving this emblematic 19th century loft building skylight feature: either by preserving it with a secondary skylight that does not remove this historic skylight or by restoring the original.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**13 - LPC Item: 73 Washington Place - (6th/WashSqWest) - Greenwich Village Historic District**  
An 1847 late Greek Revival townhouse.

Application is to legalize a stoop gate, and to add a penthouse, reconfigure front rooftop, removal of a rear yard addition and introduce a new rear yard extension, and add rear rooftop addition.

**Whereas**, neighbors attended to express their general opposition to this project; and

**Whereas**, the iron gate on the stoop is not original to this type of historic building. This is not a high crime area, which might necessitate such a feature; and

**Whereas**, there was no mock-up of the proposed penthouse available; and

**Whereas**, the rooftop addition of this penthouse, even if it cannot be seen from the street can still be seen from the surrounding buildings; and

**Whereas**, the proposal for so tall and wide a rear-yard extension, four stories in height, is unprecedented, especially in a Greek Revival building. The prominence of glass in that facade also distracts from the building; and

**Whereas**, the cellar excavation proposed could seriously compromise the foundations of the abutting historic buildings; and

**Whereas**, the committee recommends that instead of excavating as closely as possible to the adjacent building party walls, the applicant respect an angle of repose, of say, 45 degrees, to better protect the neighboring structure; now



**Therefore, be it resolved** that CB#2, Man. recommends **denial** of the application to legalize the stoop gate; and, further,

**Be it resolved** that CB2, Man. recommends **denial** of the penthouse because it can be seen from the surrounding buildings; and, further,

**Be it resolved** that CB2, Man. recommends that the upper level rear-yard extension be reduced and carved away into setbacks, to reduce its mass and soften its presence.

Vote: Passed, with 37 Board members in favor, and 1 in opposition (A. Schwartz).

Tobi Bergman, *Chair*  
Terri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Susan Wittenberg, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

March 23, 2015

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

Dear Chair Srinivasan:

At its Full Board meeting on March 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**14 - LPC Item: 70 Bank Street (W4/Bleecker) - Greenwich Village Historic District**

An altered Greek Revival style rowhouse designed by Baldwin & Mills and built in 1839-42.

Application is to alter the front facade, construct a stoop, rooftop bulkheads, and a new rear facade and excavate the rear yard.

**Whereas**, the work on the front facade is typical of this style building; and

**Whereas**, the proposed rear facade work will not detract from the building or the district; but

**Whereas**, regarding the rear yard: excavating so much soil and filling the void with solid material will reduce the permeability of the land, adversely affecting the rain water runoff reaching the aquifer, instead of overloading the sewer line; and

**Whereas**, the rooftop addition will be noticeably visible; now

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

- Approval of the front facade and stoop:
- Approval of the rear facade:
- Denial of the visible roof top addition, suggesting the elevator landing not be extended to the roof, to limit the view of the extra tall bulkhead
- Approval of the excavation, but expressing reservations that rain run-off is not reaching the aquifer and contributing to the overload of the sewer line

Vote: Unanimous, with 38 Board members in favor.

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

Sincerely,



Doris Diether, Co-Chair  
Landmarks & Public Aesthetics Committee  
Community Board #2, Manhattan



Tobi Bergman, Chair  
Community Board #2, Manhattan



Sean Sweeney, Co-Chair  
Landmarks & Public Aesthetics Committee  
Community Board #2, Manhattan

TB/fa

c: Hon. Jerrold L. Nadler, Congressman  
Hon. Brad Hoylman, NY State Senator  
Hon. Daniel L. Squadron, NY State Senator  
Hon. Deborah J. Glick, Assembly Member  
Hon. Gale A. Brewer, Man. Borough President  
Hon. Corey Johnson, Council Member  
Hon. Margaret Chin, Council Member  
Alize Beal, CAU  
Emily Rich, Public Information Officer, Landmarks Preservation Commission