

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



Antony Wong, Treasurer  
Keen Berger, Secretary  
Daniel Miller, Assistant Secretary

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 22, 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 December 17, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

- 1. 27 Bleecker St. (Bowery/Lafayette) - NoHo 1 Historic District**  
A 19th century loft building. Application to repair vault.

**Whereas**, the existing, original, cast-iron vault latticework with glass lenses is severely corroded, causing water leakage into the basement, which is rusting away the support beams, thus creating a precarious situation; and

**Whereas**, we prefer the complete restoration of the latticework and glass elements; but

**Whereas**, the applicant wishes to remove and store away the existing latticework and lenses for posterity; then lay concrete over the vault space; then place new diamond plating on top of that; and

**Whereas**, this solution to water leakage into the vaults is standard practice in the NoHo and SoHo districts, where diamond plating is commonplace; and

**Whereas**, this diamond plating was an integral element throughout the district at the time of designation; now

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

Vote: Unanimous, with 40 Board members in favor.

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



Antony Wong, *Treasurer*  
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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 December 17, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **SECOND LANDMARKS MEETING**

2. **19 Barrow St.** – Application is to legalize windows installed without LPC permits.

#### **Whereas:**

A. The windows that the applicant seeks to have approved fill the modified window openings existing at designation with double hung windows replacing casement windows which gave an atelier air to the facade, and

B. The replacement windows are not in the same proportion as the original windows and present a muddled appearance, therefore

#### **Be it resolved:**

That CB2, Man. recommends denial of the application.

Vote: Unanimous, with 40 Board members in favor.

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



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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 December 17, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. 41 Greenwich Ave.** – Application is to modify the basement and first floor street façade, install a rear yard addition, and modify the rear façade

**Whereas:**

A. The rear yard is completely surrounded by taller buildings and the building addition does not intrude onto the block's doughnut, the backyard at the ground floor is to be excavated 9'-7" below grade and extended to cover the entire rear yard with a stepped foundation wall and

B. The photographs show that the mockup of the proposed bulkhead and alterations to the roof are not visible from any public thoroughfare, and

C. At the front facade, the basement floor level will be raised to grade, the entrances relocated with brownstone masonry with glass and steel doors and windows with 10" high bulkheads and inoperable storefront windows that are without historic reference and are oversized for an otherwise historic style building, and

D. The larger second floor front facade replacement window is in non-historic style and the window over the residential entrance, matches those in the upper stories and both have lintels in the style of those existing, and

E. In the rear facade the top floor windows are enlarged to match the third floor existing windows and the second floor windows are enlarged to one non-historic wide window, now

**Be it resolved:**

A. That CB2, Man. recommends approval of the roof alterations, bulkhead, brownstone front façade and the rear yard extension, and

B. That denial is recommended for the steel and glass infill and the large window openings in the front and rear façades and it is recommended that a design in wood and with historical reference be used instead.

Vote: Unanimous, with 40 Board members in favor.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Tobi Bergman', written in a cursive style.

Tobi Bergman, Chair  
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. Sheldon Silver, Assembly Member  
Hon. Gale A. Brewer, Man. Borough President  
Hon. Corey Johnson, Council Member  
Hon. Margaret Chin, Council Member  
Hon. Rosie Mendez, Council Member  
Lauren George, Director of Government & Community Relations,  
Landmarks Preservation Commission  
Emily Rich, Public Information Officer, Landmarks Preservation Commission