

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



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

December 28, 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 December 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 1. 61 Seventh Ave. So.** - The application is to install an ADA required ramp.

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on December 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. 14 Gay St. - Application is to restore the facade and roof and reconstruct stoop, and iron work in historic design.

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on December 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 27 E. 4th St. - Application is to demolish an existing one-story garage and construct a new building.

Whereas:

A. The Merchant's House Museum (Tredwell House), adjacent to the property at the east, is a significant and fragile individual landmark with both the exterior and the intact original interior designated; and

B. Existing garage is non-historical and undistinguished and CB2 Manhattan previously recommended approval for demolition to the Commission; and

C. The site was originally occupied by a row house of a similar design to the Merchant's House Museum adjoining the property; and

D. The proposed building is six stories with a seventh-floor setback and the front facade has substantial steel columns with modern black metal and glass infill with transoms; and

E. The height, 94'-5" to the roof and 112'-5" to the top of the mechanical equipment, overwhelms the Merchant's House and does not provide a suitable intermediate transition in height from the house to the building at the west of 27 East 4th Street; and

F. The building is 90'-1" deep with a two-story extension at the rear extending to the north property line and an approximately three-story high wall overlooking the Merchant House garden; and

- G. The facade is in brick with a terra cotta “screen” design dividing the four windows and covering the bottom of the windows on the second through sixth floors and repeated in an obtrusive horizontal cornice at the sixth floor with no historical context; and
- H. The facade brick is a historical design, turning to utilitarian brick with punched lot-line windows on the east facade which overlooks and dominates the Merchant’s House; and
- I. The required extension of chimney flues from the Merchant House are enclosed within the proposed building; and
- J. The applicant provided drawings and testimony concerning steps that are proposed with the construction intended to provide safeguards against structural movement up against the Merchant’s House, however they did not make any provision for the securing of the interior of house itself and its contents during the construction and no proof was provided that the house would not suffer damage, especially to the irreplaceable decorative plaster under the proposed plan; and
- K. The Merchant’s House Museum is a well-preserved building from 1832 and is the only nineteenth-century family home in New York City preserved intact — both inside (including intricate original decorative plaster) and out; and
- L. The building is a New York City individual landmark for both its exterior and interior and is listed on the New York State Register of Historic Places and National Register of Historic Places; and
- M. The exterior masonry walls, lathing, decorative plaster and woodwork are organically interconnected and any disturbance to one part would adversely affect the whole and especially the fragile plasterwork; and
- N. Monitoring would be ineffective by providing limited protection - once sufficient disturbance activates the monitors, damage to both the structure and the interior finishes would potentially have already occurred; and
- O. There was no corroborated persuasive testimony from the applicant that the demolition of the existing building and the construction of the proposed building would not do irreparable harm to the exterior and interior of a fragile individually landmarked building; and
- P. There was no assurance or provision that the garden and garden wall, an integral to the historic design of the property, would not be undermined and the high wall to the west is higher than the existing wall of the garden and would harm its open feeling; and
- Q. The director of the museum has estimated that the cost to secure the building, store its contents, compensate for lost revenue, and carry on the administrative functions of the organization is approximately \$5,000,000; and
- R. A prior application for a similar smaller building on this site was recommended for denial by CB2, Man. and was denied by the City Council; and
- S. There was no testimony from the public in support of the application; and

T. There was extensive testimony, oral and written, from the Director of the Merchant's House Museum, its counsel, and others associated with the museum in opposition to the application, both from an aesthetic perspective and due to the inevitable harm that would come to the exterior, interior and to the garden; and

U. Approximately 60 members of the public, including a member of the Tredwell family, spoke or sent correspondence to the Board opposing the application; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application that, with its excavation, construction, appearance, and bulk would cause irreparable aesthetic and structural harm to the Merchant's House Museum, an individual exterior and interior landmark.

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 49 Grove St. – Application is to restore the façade.

Whereas:

- A. An extensive analysis of the existing condition has been carried out; and
- B. There is considerable deterioration of brick and bluestone and a moderate amount of deterioration of cast stone throughout the facades; and
- D. Where possible, original materials, especially decorative cast stone elements, will be used; and
- E. Care will be taken that replacement for original materials is closely matched to the original materials; now

Therefore be it resolved that CB2, Man. recommends **approval** of this restoration using salvaged original and matching replacement material.

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. **Consideration of a [letter of support](#) for the designation of 50 West 13th St. as an individual landmark.**

Whereas:

- A. A request has been made from Village Preservation to support their initiative concerning the designation of 50 West 13th Street, which has housed the 13th Street Repertory Theatre since 1958, for designation as an individual landmark; and
- B. The theater is among the few original Off-Off Broadway theaters which still survives, and over the years has been a great incubator for cultural innovation, and
- C. The theater has been an important cultural asset to Greenwich Village which has nurtured actors, playwrights, designers, and technicians who make important contributions to the American theatre; and
- D. The designation of the building as an individual landmark would honor the critical cultural history of Greenwich Village and New York, as well as ensure the preservation of a more than 173-year old structure which is already an unofficial local landmark, now

Therefore be it resolved that CB2, Man. supports the proposed landmark designation of 50 West 13th Street, home of the 13th Street Repertory Company theatre, and will send a letter of support for this designation to the Landmarks Preservation Commission.

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

1. 310 Spring St. and parcels to the north and south – The application is to restore 310 Spring St. and to connect two new buildings on either side of the property with a 10 story corridor and construct a lobby and private outdoor space on the 310 Spring St. lot.

Whereas:

A. 310 Spring Street (Dennison and Lydia Wood House), is an individual landmark built 1819 and modified with the early addition of a third-floor story, the conversion of the ground floor to a storefront, and an extension; and

B. The house retains a large amount of original material in the front façade and is among the few remaining houses of the era in the Hudson Square neighborhood; and

C. The front façade is to be restored, including new material of the same kind to replace the existing material where necessary, installation of a historic design door and restoration of the display shelf, and installation of shutters shown in a historic photograph in the storefront; and

D. The ground floor will be used as a part of the residential unit occupying the entire building; and

E. The undistinguished rear extension, represented by the applicant as being modified and of poor construction, is to be demolished; and

F. No assurance, supported with an engineering report, was given that the structure of the house would be protected with the extensive excavation beneath it in connection with the adjoining buildings and proposed construction of the new buildings and construction in the garden of the house; and

G. The ground floor rear façade is solid brick with no windows and the upper two floors have historic windows and shutters and are blocked with masonry; and

H. The rear “garden” is to be occupied by a lobby on the ground floor level, common space in the cellar, a 10-story glass structure enclosing a corridor connecting buildings from the non-landmarked property on the north and south sides of the lot and an outdoor space for use by the new building’s tenants; and

I. The use of the storefront as residential space will necessarily afford an artificial appearance and together with blocking of windows on the rear facade and the absence of windows at the ground floor reduces the house to a token Potemkin Village structure and greatly harms its historical character; and

J. The two new buildings “squeeze” the landmarked house visually and the glass corridor building on the landmark lot overwhelms the house with a glass wall to be illuminated day and night; and The proposal, in effect, cuts the lot in two portions at the rear of the house and gives over the “garden” to the corridor structure, lobby, and outdoor space for the new construction flanking the lot; and

K. The taking of landmark property for use by the applicant to enhance two properties separated by the landmark property is a burden that the landmarked property does not need to bear, does harm to the concept of landmarks preservation, is without precedent and is unacceptable; now

Therefore be it resolved that CB2, Man. recommends:

- Approval of the restoration of the front facade; and
- Approval of the demolition of the rear extension; and
- Denial of the blocking of rear windows, the rear ground floor design without historic windows and doors, and
- Any intrusion above, at or below grade by any construction that is not a part of the house or a historic extension.

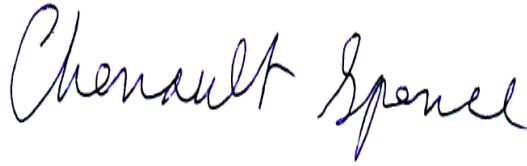
Vote: Passed, with 45 Board members in favor, and 1 in opposition (D. Diether).

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