

Terri Cude, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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Erik Coler, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

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August 22, 2018

Frederick Bland, Interim Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Bland:

At its Executive Committee meeting on August 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. *133 W. 3rd St. – Application is to legalize the installation of a banner without LPC permits.

(Laid over)

Terri Cude, *Chair*
Daniel Miller, *First Vice Chair*
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One Centre St., 9th Floor North
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Dear Chair Bland:

At its Executive Committee meeting on August 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. ***765 Greenwich St.**– Application is to remove existing sheet metal covers installed over window lintels and sills, and restore original brownstone lintels and sills.

(Reviewed at LPC staff level)

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Dear Chair Bland:

At its Executive Committee meeting on August 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***77 Jane St.** – Application is to install rooftop mechanicals, alterations to the existing non-historic rear addition, and excavation of back garden; areaway alterations to match the areaway at 75 Jane St. including new bluestone pavers and cedar planter boxes.

Whereas,

A. The front facade, including the areaway and planter boxes, is to be restored and modeled after the existing, LPC approved condition at 75 Jane Street, built as a matching mirror image building; and

B. The doorway surround lacks depth and appears as a stripped down design of the historic style appropriate to the building; and

C. The ironwork at the parlor iron balcony railings and basement window grills at 75 are not historic and not suitable to the building and the existing parlor iron balcony railing at 77, its condition notwithstanding, is historic and appropriate as a model; and

D. The rear addition has been determined by staff to be a late addition and not constructed as a tea porch and therefore its removal and the removal of ruined original brick is not objectionable; and

E. The rear addition, though of a modern design and not in total harmony with the historic character of the house, as would usually be required, is copied from the LPC approved rear façade of the companion building and incorporates materials and proportions in a modern expression of a design reminiscent of the rear façade of a row house in the district.

F. The cellar and rear yard are excavated to within 8'-0" from the rear property line and the full width of the property to provide for a subterranean swimming pool covered by a rear yard terrace. The applicant represented that proper care will be taken during construction to ensure the structural integrity of the subject property and adjoining properties is carefully preserved by the correct underpinning and construction; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the facade and areaway; and

B. **Denial** of the entry door surround and the front façade window grill at the basement windows and the balcony ironwork at the Parlor windows; and

C. **Approval** of the demolition of the rear addition; and

D. **Approval** of the modern rear yard addition on account of its being copied from the next door LPC approved addition; and

E. **Approval** of the excavation and rebuilding of the rear garden provided that all care will be taken to ensure the structural integrity of the subject property and adjoining properties in carrying out the underpinning and construction.

Vote: Unanimous, with 11 Executive Committee members in favor.

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Dear Chair Bland:

At its Executive Committee meeting on August 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***75 Bank St.** – Application is to legalize the installation of an aluminum modular ramp and modify an existing gate and door.

Whereas,

A. The bright, reflective aluminum ramp is 100' long and located 150' from the Bleecker Street and Bank Street corner and the ramp is in an alleyway and is clearly visible from a public thoroughfare, and

B. The representative of the applicant stated that its purpose is to facilitate rubbish removal and that it does not have an ADA purpose; and

C. It is of utilitarian design, more suited to a construction site than to a historic district and it detracts from the building, the adjacent building and the neighborhood; and

D. The ramp obscures the view of carefully preserved historic windows in the adjacent building and poses a security risk in that it provides easy entry to windows on the alleyway; and

E. The ramp replaces historic steps that were removed without LPC permits; and

F. The revised application provides for painting the ramp railings black and the surface grey to match the adjoining concrete and for a security fence modeled on an existing ground floor window security grill in the building and backed by mesh with planter boxes behind the fence; and

G. No samples of the paint or materials were presented, and there were only elevation drawings of the fence, and vague oral representations were made concerning colors and materials, making reasonable evaluation of the proposal impossible; and

H. The proposed painting of the ramp in no way lessens the intrusive and inappropriate structure's intrusion in the alleyway and its acceptability is not mitigated by planter boxes being used as presumed masking; and

I. The fence is to be of a rod and finial design which, though drawn from existing adjoining small window guards, on such a large scale do not reflect the art deco style of the building and is without precedent in the neighborhood; and

J. The wire mesh backing for the fence is an industrial material and evokes a factory yard rather than being suitable to this landmark district; and

K. Members of the public, a majority being residents of the building and residents of the building to the west which has windows facing and in some cases blocked by the ramp voiced objection and members of the board of the building expressed support for the proposal; now

Therefore be it resolved that CB2, Man. recommends **denial** of this application and that the ramp installed without a permit from the Landmarks Commission be removed and the steps restored.

Vote: Unanimous, with 11 Executive Committee members in favor.

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Dear Chair Bland:

At its Executive Committee meeting on August 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. ***74 Grand St.** - Application to reconstruct 5-story cast iron façade, add rooftop addition, install rooftop mechanical equipment, restore sidewalk vault lights, install lot line windows and alter rear façade.

Whereas,

- A. The building is to be reconstructed with modifications to the previously approved design; and
- B. The details of the modifications to the cast iron façade are more faithful to the original design of the cast iron elements than the approved design and the vault lights will be restored, and, and the building will adhere to the original five story height with the original 15' rear yard; and
- C. The ground floor storefront will be modified to provide grade level entry with the removal of the steps and extension of the pilasters; and
- D. A penthouse clad in corrugated metal and the elevator bulkhead are in keeping with numerous similar rooftop structures in the district. These rooftop structures are clearly visible from various vantage points owing to a vacant lot to the west and a low building to the east. Similar visibility is prevalent in the neighborhood and it is not objectionable; and
- E. The side elevations will have visible lot line windows; and
- F. The rear facade will have three windows per floor (double hung 4 over 4 lights) with new shutters to match the original; now

Be it resolved that CB2, Man. recommends **approval** of this faithful reconstruction of an important cast iron building.

Vote: Unanimous, with 11 Executive Committee members in favor.

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Dear Chair Bland:

At its Executive Committee meeting on August 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. ***246 W. 12th St.** - Application is to install rooftop mechanical equipment, cellar and rear yard excavation, redesigning existing basement and parlor floor extension and create one large masonry opening to accommodate new windows and doors on the 2nd floor.

Whereas:

A. The front elevation is to be altered with removal of paint, solid two panel entry doors replacing the older, more appropriate existing doors, casement windows with transoms at the parlor level and four over four double hung windows in the basement and upper floors where six over six would be accurate and more in keeping with the style of building; and

B. The areaway is in bluestone with planters behind the fence with alterations to the steps and there are small security cameras and an appropriate lighting fixture at the entry; and

C. The roof is to be raised and leveled which exacerbates the visibility of the bulkhead and flues; and

D. The stair bulkhead is unnecessarily high, is highly visible and is unacceptably obtrusive, in part because it is full-height rather than having a sloped roof as is common with row house stair bulkheads and is especially obtrusive in a well preserved row where rooftop additions are minimal; and

E. The rear extension is to be rebuilt with a full wall of windows at the basement and parlor levels; and

F. The second floor original facade, intact apart from the central window's having been replaced by a doorway, is proposed to have the same full wall of windows; and

G. The rear windows at the parlor level are without any historical reference to the tri-part configuration of the windows common in row houses and the alterations to the second floor introduces the modern windows on the original rear facade with considerable destruction of historic material; and

H. The back garden is to be excavated for subterranean rooms covered by a terrace to 3' from the rear lot line and the full width of the lot line with underpinning of the adjoining buildings;

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the paint removal from the brick of the front facade, areaway changes, windows at the basement level rear extension, and excavation of the rear garden provided that that the distance from the rear lot line conforms to regulations and that all care is taken to ensure the structural integrity of the subject property and adjoining properties while carrying out the underpinning and construction; and

B. **Denial** of the inappropriate four over four double hung windows where six over six would be historically correct to the building and denial of the change of the existing front door; and

C. **Denial** of the rooftop bulkhead and chimney flues – both aggressively visible and unduly obtrusive; and

D. **Denial** of the removal of historic material, and the windows and door of the second floor facade and the proposed window wall at this level; and

E. **Request** that a revised rooftop design, with photographs of the mockup taking into account the objections listed above concerning the visibility as well as the refinement of the parlor and second floor windows on the rear facade be presented for public review to CB2, Manhattan before being heard by the Commission.

Vote: Unanimous, with 11 Executive Committee members in favor.

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One Centre St., 9th Floor North
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Dear Chair Bland:

At its Executive Committee meeting on August 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *27 W. 11th St. - Application to legalize facade alterations and window replacement done without LPC permits.

Whereas:

- A. The alterations and window replacements to the facade are extensive and vary in faithfulness to the documented original design and suitability to the building; and
- B. The building is used as a hotel in an otherwise completely residential block with a mix of row houses and apartment buildings; and
- C. The restoration of the brickwork above the ground level is acceptable and enhances the building's appearance; and
- D. The cornice gives the appearance of a small molding rather than a strong termination suitable to the building and is evident in a historic photograph; and
- E. The design of the window openings reflects the original window designs with the exception of oddly placed brownstone pediments over certain windows and unacceptable straight topped sashes in arched openings; and
- F. The flat white stucco finish of ground floor and stoop, which can only be assumed to be for commercial visibility, is without historic reference, is without texture or articulation, and is remarkably unsuited as the base to the floors above and intrudes on the streetscape which otherwise has ground floor design that is unified with their upper stories; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application unless:

- A. A heavy cornice with reference to the historic photograph is added; and
- B. The overall design of the façade is carefully considered and the odd surface mounted pediments over the windows are removed; and
- C. Curved top sashes are installed in the curved window frames; and
- D. The ground floor is unified with the upper floors by exposing the brick or cladding it in brownstone.

Vote: Unanimous, with 11 Executive Committee members in favor.

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New York, New York 10007

Dear Chair Bland:

At its Executive Committee meeting on August 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. ***90 Prince St. - Application for a painted wall sign master plan.**

Whereas:

- A. There is a ghost sign on the facade above the proposed position of the sign which has been pierced by a lot line window; and
- B. The sign is on the same wall and it was represented by the applicant that the placement and proposed design parameters conform to all regulations for a painted wall sign in the district; and
- C. Staff will review each innovation of the individual designs to ensure that they conform to regulations; now

Therefore be it resolved that CB2, Man. recommends approval of this application provided that the placement and proposed design parameters conform to regulations and that staff review each design for adherence to the approved master plan.

Vote: Unanimous, with 11 Executive Committee members in favor.

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Dear Chair Bland:

At its Executive Committee meeting on August 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. ***838 Greenwich St. - Application for a painted wall sign master plan.**

Whereas:

A. The rationale for the proposed placement of the sign at the top of the facade was weak, with minimal margins which make it appear, from the street level, to be flush with the top edge of the parapet and if lowered the applicant presented that it is obscured by a skylight on an adjoining building; and

B. There is not sufficient space for placement of a sign with the usual, required margins that provide for the traditional design of a sign painted on an expanse of wall; and

C. The proposed location looks oddly placed, much too high on the side elevation of the building and the proposed location is unsightly and there is no suitable expanse on the building for a painted sign; and

C. There is no obligation to consider approval of a sign of any sort on a building without evidence of an historical painted sign, and especially a configuration that requires variance from the normal regulations; now

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

Vote: Unanimous, with 11 Executive Committee members in favor.

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Dear Chair Bland:

At its Executive Committee meeting on August 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

10. ***159 Bleecker St.** – Application is to restore the existing facade and marquee to their original state.

Whereas:

A. The applicant has had two prior hearings in connection with this application and the application was recommended for denial with specific recommendations concerning the doors, the windows and the marquee; and

B. The materials presented depicted two contradictory designs for the doors and the applicant represented that the elevation (Page 7) and the rendering (Page 8), rather than the very different rendering (Page 11), is the proposed design; and

C. The design for the doors duplicates the original design as closely as can be determined from a photograph and the windows to either side occupy approximately the same area as the original windows with a reasonable infill configuration; and

D. The large, tri-part marquee, a recent addition to the building, is without historical reference for the building or of a theatre building of the same period and size, and is overly bulky for the façade; and

E. The facing of the marquee is proposed to be in reflective translucent glass applied directly to a black backing and without detailing or graphics, giving it a blank, unfinished appearance and increasing its apparent out-of-scale size; and

F. The repeated recommendation has been, and continues to be, to replace the marquee with one whose design, is drawn from the original design or from the modified design of The Circle in the Square shown in historic photographs; and

G. The historic integrity of the building would be better served with no marquee rather than the existing one; now

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

A. The doors and windows as depicted in the rendering be **approved**; and

B. That the non-historic, over large tri-part existing marquee be removed and that it be replaced with a marquee drawn from original design or from the modified design of The Circle in the Square shown in historic photographs; and

C. That in the event that at it is not possible to provide a replacement marquee that the façade behind the existing marquee be restored as required when it is exposed.

Vote: Unanimous, with 11 Executive Committee members in favor.

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Dear Chair Bland:

At its Executive Committee meeting on August 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. ***483 Broadway** - Application is to restore the cast iron elements, restore vault lights, install a recessed storefront with modified retail entryway to provided accessibility, install illuminated signage and install five awnings.

Whereas:

- A. The cast iron elements and vault lights in the sidewalk and below the bulkhead are to be restored, returning the building to its historic condition; and
- B. The historically referenced wooden infill is to be recessed, revealing the cast iron elements obscured by the present infill – further enhancing the historic character of the building; and
- C. The steps to the retail entry will be removed and grade level ADA entry doors will be incorporated into the new infill which does not detract from the historic character of the infill; and
- D. The odd size transom above the commercial entry should be the same size as the other transoms with a panel to correct for the difference in the height of the doors and the windows; and
- E. There are five bright red awnings, one in each bay, with the name of the tenant in white, that overpower the façade and obscure and detract from many of the carefully restored historic elements in the facade; and
- F. An overly large internally illuminated sign spelling out the name of the tenant in bright red channel letters is proposed to be attached to the façade by drilling through cast iron columns and anchoring it into in steel behind the facade; and

G. There was written and oral testimony from members of the community opposing the size and illumination of the sign; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the restoration of the cast iron and vault lights; and

B. **Approval** of the design the wood infill provided that the transom lights are of uniform size and that the space over the commercial entry be filled with a wooden panel; and

C. That the awnings be **denied** or limited to one over the commercial entrance; and

D. That the sign or any sign that is internally illuminated or overly bright or large be **denied** and that a new design for the sign be submitted for public review before the Community Board prior to consideration by the Landmarks Commission.

E. **Denial** of attaching any sign, awning, or any other elements to the building that compromises the cast iron façade.

Vote: Unanimous, with 11 Executive Committee members in favor.

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Dear Chair Bland:

At its Executive Committee meeting on August 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***521 Broadway** - Application is to rebuild an elevator bulkhead.

Whereas:

A. The a new elevator is being installed in the existing shaft and the applicant represented and presented confirming documentation that care has been taken to ensure the size and placement of the bulkhead results in minimal visibility from a public thoroughfare; and

B. The proposed bulkhead is 12'6" x 13' x 9', larger than the prior bulkhead and setback 2'6".

C. The bulkhead will be faced with salvaged brick from the building and matching brick as necessary toward the rear to be as inconspicuous as possible when viewed against the taller building to the south; and

D. The guardrail will be installed as far from the front of the building as permissible and, together with the stair railings, will be painted black; now

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

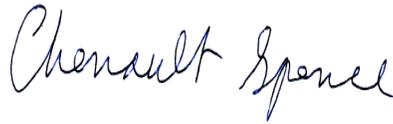
Vote: Unanimous, with 11 Executive Committee members in favor.

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

Sincerely,



Terri Cude, Chair
Community Board #2, Manhattan



Chenault Spence, Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan

TC/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. Velazquez, 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
Ali Rasoulinejad, Director of Government & Community Relations, LPC
Amber Novak, External Affairs Coordinator, LPC