



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027  
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**CICELY HARRIS**  
Chairperson

**ANDREW LASSALLE**  
District Manager

## **Transportation, Historic Preservation, and Landmarks Committee**

Tuesday, February 20, 2018 – 6:30 p.m.

Hon. Raquel Vazquez, Chair  
Hon. Lisa Downing & Hon. Maurice Sessoms, Vice-Chairs

Present: Lisa Downing; Maurice Sessoms; Keith Taylor; Raquel Vazquez, Chair, Troy Gethers

Absent/Excused: Daniel Clark (Unexcused) , Karen Horry (Excused);  
Aarian Punter (Unexcused) ; Crystal Shipp (Unexcused) ; Seitu Jemel Hart (Unexcused);  
Derrick Graham (Excused)

### **MEETING MINUTES**

#### **1. Welcome/Introductions**

#### **2. Presentations:**

##### **a. Mount Morris Park - 100 West 119<sup>th</sup> Street- The Normandie Condominium**

- The cost would be 25K-30k per units
- A total of 28 units
- 2003 these are apartments were redeveloped into luxury condo
- Scope of work: Replacement of existing "aluminum replacement windows" as part of a larger Master Plan.
- Requesting approval for: Window replacement master plan

##### **b. Mount Morris Park - 110 West 123<sup>rd</sup> Street**

- The developers returned with a limestone and brick building design
- 135 West 123<sup>rd</sup> Street is identical to the proposed structure
- LPC was not in support of the design submitted; the owner is seeking a quick decision to move forward.
- LPC rejected the style and look of the historical design voted on by the community board allegedly because of the material used.
- Committee members are concerned about how landmarks arrived at this recommendation; the Chair will further investigate. She concluded that there was too much information missing and an inconsistency with the LPC

process and decided to table the vote until the Executive Committee meeting. At that she anticipates having more information.

**c. 2808 Frederick Douglass Blvd - Dunbar Apartments**

- The Fairstead group, the lead partner on the Dunbar renovation project, came to speak with the Board concerning renovation work needed at the Dunbar apartments. The Dunbar apartments, comprised of 545 apartments was the 1<sup>st</sup> garden style apartment complex in Harlem; established along with the design of the apartments was the Dunbar Bank. The partners are seeking a Certificate of No Effect for façade work; they are looking to address issues pertaining to the steps and to restore the overall Dunbar community to its original splendor. Presently, the complex is comprised of 10 retail stores: 2 on Seventh Avenue and 8 on 8<sup>th</sup> Avenue/Macombs Place. The Ownership of the Dunbar is committed to the historic preservation of the property. Their goal is to reconfigure the common spaces to reflect a modern day design and aesthetic. In December 2017 the property received 6 DOB permits for façade renovation/restoration work.

Below are the 5 Items that need to be considered for CB 10 Board Approval:

- Proposed storefronts retail signage. Modified masonry openings, double doors for entry
- Proposed Banners at existing light poles in the courtyard
- Proposed people’s market patio at interior courtyard
- Proposed landscape at interior courtyard (Bluestone pavement, wider paths and 17 benches)
- Proposed gates at portals (steps need o be traversed to be more appropriate for seniors including handrails and gates for more security)

Other items the board is proposing include recreating historic light fixtures and security cameras—these have already been approved by landmarks and more historic looking gates.

Based upon research conducted with various brokers concerning the best use of space, the owners are proposing a People’s Market comprised of a variety of different vendors (approximately 8-10) who would offer coffee, sandwiches, fresh juice, and hot food. This type of retail construction is flexible and offers a smaller foot print for new/struggling business owners and enables them to provide a value added service to the community.

Community Outreach

To date the owners have reached out the Tenant’s Association as well as Al Taylor, the new Assemblyman for the district, who has been very supportive. The two concerns the tenants have shared to date include:

- Handrails on the stairwells for the access

- Safety – better monitoring/controls of how people access the property

The Committee recommended that the Owners meet with the Tenants Association to update them on the proposed items for renovation. The Committee vote for approval is being tabled until March 2018 when the Owners have the opportunity to get community input.

### **Bertrand Education Group**

- Marc Bertrand Education Group came to speak with the committee to request that speed reducers be installed on West 120<sup>th</sup> street btw Lenox and Adam Clayton Powell Jr Blvd. Safety is of great concern as student are traveling to and from school (located on 120<sup>th</sup> btw FDB and ACP) and still need that protection from drivers. The proposed location is still within the school zone radius. The presenter received a letter from DOT regarding a feasibility study concerning the matter. DOT has authorized these speed reducers at the proposed location pending CB 10 approval. The committee is in support. The voted will be tables at the Executive Committee meeting.

### **3. Voting Items:**

- **The Normandie**, 100 West 119<sup>th</sup> Street, New York, NY 10026
- **Marc Bertrand, The Bertrand Education Group**, request to install speed reducers on W 120th Street between Lenox Avenue and Adam Clayton Powell, Jr Blvd.

**\*Both voting items taken to Executive Committee\***

### **4. New Business**

### **5. Adjournment**