

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



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

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

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January 28, 2019

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 January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. *34 W. 14th St.

(**withdrawn**-may resubmit at a later date)

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **452 Broadway** – Application is to establish a Master Plan regarding painted changeable copy advertising sign.

Whereas:

- A. The sign is on a secondary facade in a location typical for the placement of signs on similar buildings in the district and is represented by the applicant as conforming to the regulations for placement, size, and design for the district; and
- B. Examples were shown of similar approved signs in the district; and
- C. The sign appears disproportionately wide on account of the acute angle of the sight lines caused by a nearby building and by the proposed dimensions (18' wide x 25' high); now

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

- A. Provided that the width is reduced to present a proportion more suitable to the visible wall area; and
- B. That the Commission staff verify that the design conforms to regulations for painted signs in the district and reviews each change during the period for which the permit is issued.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **770 Broadway** – Application is to install new entry marquee, replace non-historic infill, and install new entry and lighting.

Whereas:

- A. The Wanamaker annex building is a distinguished renaissance revival full block building that remains, for the most part, historically intact; and
- B. The proposal is to remove non-historic infill from three bays to the west of the main entrance on 9th Street and to install new infill in glass and metal with vertical divisions and a revolving door with a transom window above in the center bay and divided glass and basic industrial louvers in the transom area in the two side bays; and
- C. The infill and bulkhead incorporate details referencing the original design; and
- D. The canopy, for identification of the dedicated entrance for the client, is in thin stainless steel (as are all the metal elements in the center entrance bay), is in close proximity to the canopy for the principal entrance of the building to the east, and disrupts the continuous rhythm of the bays extending outward from the central entrance; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the infill windows, doors and restoration and replication of historic details; and
- B. **Denial** of the transom louvers and recommends instead or in addition - to add decorative grills in keeping with the building's historic character; and

C. **Denial** of the proposed or any canopy as it is an intrusion and disruption to the historic facade.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **102 Greenwich Ave.** – Application is to legalize the construction of 2 bulkheads without LPC permits.

Whereas:

- A. The northern stair bulkhead provides private access to the roof from top floor apartments, serves no safety or egress purpose and was built without permits in a slipshod fashion with no consideration for historical reference or aesthetic design; and
- B. The south facing bulkhead is also poorly and unattractively constructed and is highly visible from a public thoroughfare; and
- C. The applicant expressed no willingness to either rebuild the bulkheads in a proper way or to consider relocation of the southern one to a less visible location or to provide any other remedy for the work done without review and a permit; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application and that the bulkheads be removed, relocated and built in a proper fashion.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

NOTE: 177 MacDougal Street and 38-42 W. 8th St are separate applications and together form a unified proposal for these adjoining properties.

5. **177 MacDougal St.** - Application is to infill areaway and install new at-grade storefront, and alter stoop and building entrance.

Whereas:

- A. The masonry façade, wood cornice and windows, and entry are to be restored to the historic condition and the storefront in wood and glass, though not faithfully historic, is acceptable for the building and in the district; now

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

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. **38-42 W. 8th St. a.k.a. 179-191 MacDougal St.** - Application is to demolish the existing buildings and construct a new building.

Whereas:

- A. The site is occupied by a one story non historic building that has had many renovations over the years and its demolition would not be a loss to the district; and
- B. The application is for a new six story (with penthouse) apartment building whose design references proportions and style prevalent in the neighborhood and a loft style seven story (with mechanicals on roof) section of the same building that when viewed from MacDougal Street appears to be a separate building; and
- C. The façade on the corner of 8th Street and MacDougal Street is in crème colored brick with ground floor stores. At the street level the corner is cut back at an angle with a thin supporting column and the upper floors have a rhythm of 2 over 2 double hung windows-- some single and more double; and
- D. The storefronts are generic in design with glass and metal and the corner column is visually fragile and appears insufficiently substantial to support a five story building with no support visible or expressed and should be revised to include careful historic detailing and reference; and
- E. The 8th Street facade is predominately horizontal and lacks the vertical expression and divisions that is the typology of this historic district and the four lot wide façade lacks a central focus and articulation which is characteristic in buildings of similar size on the block and in the district and their absence makes the building loom overpoweringly in the block; and

- F. The upper stories do not connect visually to the design of the ground floor with its heavy articulated base columns and openings because of a lack of connected vertical elements on this horizontal façade; and
- G. The contemporary generic design of the storefront in the loft portion of the MacDougal Street facade is problematic in that the lack of division of the retail spaces belies the carefully crafted illusion that there are 2 buildings, rather than one; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the demolition of the existing building on the site.
- B. **Approval** of the overall design including the varying facades on MacDougal Street with the following exceptions; and
- C. **Denial** of the ground floor infill and that it be replaced with a design that gives a central focus to the 8th Street facade and incorporates historic elements that are characteristic to this district; and
- D. **Denial** of the corner column as designed and that it be replaced with a column that supports the visual weight of the upper floors by adding an element that expresses visual support for the upper floors; and
- E. That the design of the upper floors of the main building façade continue vertical elements from the ground floor that should reference the familiar urban lot size width (20'-25').

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 686 Broadway** – Application is to install a new storefront on Broadway at the 1st, 2nd and 3rd floors, decorative railings and new brick veneer and decorative grille at the parapet; paint existing brick facade at Great Jones Alley to match the new brick veneer at the Broadway facade.

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. **97 Greenwich Ave.** - Application is to replace ground floor storefront and relocate main entry doors and vestibule on Greenwich Ave; remove existing ground floor canopy and replace with new awning; replace existing signage in kind; stain the façade brick and paint existing metalwork, including mullions, steel members, and panels.

Whereas:

- A. The entrance will be relocated to better align with the upper floors of the facade, and the mullions at ground level and penthouse are to be painted in a darker color; and
- B. The new signage is discreet and generally in the configuration of the existing placement and style; and
- C. New 30" high steel fixed awnings in front of the transoms are to be installed on either side of the corner and partially along each façade; and
- D. The overall appearance of the building is enhanced by the various changes; now

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

Vote: Passed, with 39 Board members in favor, and 1 abstention (R. Kessler).

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 9. 623 Broadway**-Application is to install a rooftop 1-story and mezzanine addition for commercial use set back more than 20' from the street walls, not be visible from both Broadway and Mercer.

Laid Over

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 10. 298 Elizabeth St.** – Application is to approve the removal of the rear wall, which was carried out without approval under prior ownership.

Whereas:

- A. The approved application did not include approval for demolition of the ground floor rear wall of the Elizabeth Street building in order to connect the retail shop to the ground floor of a shop in Bowery building immediately behind it with a glass and steel structure and it can be reasonably assumed that this was a technical omission in the approval; now

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

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 11. 29 Downing St.** – Application is to remove existing storefront infill and a decorative lintel, and install a new storefront infill and make facade changes and restorations referencing 1940 tax photograph design.

Whereas:

- A. The 1940 tax photograph, which appears to depict a design of a much earlier era, clearly shows a three part stable door with glass transoms and a simple signboard; and
- B. The designation photograph shows a modern garage door and subsequently the infill was changed to a wood and glass door infill with a decorative lintel; and
- C. The proposal is to replicate the original door design with wood frames and glass in place of the original wood panels in the doors and to restore the facade and entry to the condition of the 1940 tax photograph; and
- D. The facade will be restored and the brick painted red, rather than the preferred natural brick, on account of the varying mis-matched patching; and
- E. The existing sign hanger irons will be retained and a simple wood panel to be replaced by a sign for the business that will occupy the space; and
- F. The applicant agreed that the design of the sign will be the subject of a separate application and that it will be reviewed by the CB2 Landmarks Committee prior to its submission to the Commission for approval; now

Therefore be it resolved that CB2, Man. recommends approval of the application with the understanding that the design of the sign will be the subject of a separate application and that it will be reviewed by the CB2 Landmarks Committee prior to its submission to the Commission for approval.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. *422 W. Broadway - Application is to construct a rooftop and rear yard addition and carry out front facade restoration.

Whereas:

- A. A review of the 2012 mockup and visibility study affirms that the visibility is as approved; and
- B. The existing windows will be restored and replicated according to the style and condition of the variety of historic windows in situ; and
- C. The infill windows and entry are in wood and glass with substantial bulkheads and transoms similar to the original design; and
- D. Cast iron and sheet metal will be repaired and restored and replaced in kind where necessary; and
- E. The fire escape will be repaired and restored; and
- F. The rear facade will be restored and non-historic windows will be replaced to match existing historic style windows; now

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

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. *422 W. Broadway - application is to request that the landmarks preservation commission issue a report to the city planning commission relating to an application for a special permit for a modification of use and bulk pursuant to section 74-711 of the zoning regulations.

Whereas,

A. The proposed facade restoration meets the standard required for a special permit for a modification of use and bulk pursuant to section 74-711 of the zoning regulations and the applicant has agreed to the ongoing maintenance requirements of the regulation, now

Therefore: be it resolved:

A. That CB2, Man. has no objection to this application a special permit for a modification of use and bulk pursuant to section 74-711 of the zoning regulations provided that it is approved under land use regulations.

Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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Dear Chair Carroll:

At its Full Board meeting on January 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 14. 173 7th Ave. So.** – Application is to legalize painting of the façades, aluminum/painted signs and neon signs, awnings, a painted wall, and mechanical equipment on the roof and to replace ground floor storefront and relocate main entry doors and vestibule on Greenwich Ave; remove existing ground floor canopy and replace with new awning; replace existing signage in kind; stain the façade brick and paint existing metalwork, including mullions, steel members, and panels.

Whereas:

- A. The application as presented was only for recommendations concerning the legalization of the violations, apart from one sign, the applicant is expected to return to CB2 Landmarks Committee for a review for any modifications to the building including those detailed in the description above prior to a presentation to the Commission, and
- B. The CB2 Landmarks Committee considers the recommendation of legalization of violations by determining whether the existing conditions of the various elements would have been recommended for approval had they been submitted as an application prior to the work having been carried out; and
- C. The painting of the façades in white is a suitable color for the building; and
- D. The proposal for a new sign at the top of the 7th Avenue facade was incomplete in that did not include the essential point of its color; and

- E. The three aluminum signs with adjoining painted details are not replacing historic painted signs and are not suitable to the historic neighborhood and the three modern, unframed neon signs are without historic precedent in the district; and
- F. The awnings are in an aggressively strong color and not in harmony with the neighborhood; and
- G. The aggressively bold graffiti style painted wall has no precedent or historic reference and is in extreme disharmony with the district; and
- H. The considerable amount of mechanical equipment on the roof is disturbingly visible from public thoroughfares and the largest element is placed in the most visible position at the front of the building; and
- I. There was considerable, passionate testimony from the public, both written and in person, against the application; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Denial** of painted, aluminum and neon signs, including the new proposed sign, awnings, the painted wall, and mechanical equipment on the roof as in disharmony with the historic character of the neighborhood and the district; and
- B. **Approval** of the white color for the buildings facades; and
- C. Requests that any proposed modifications to the building be submitted to the CB2, Man. Landmarks Committee for review and its recommendation prior to a hearing by the Landmarks Commission.

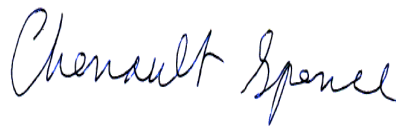
Vote: Passed, with 40 Board members in favor, and 1 abstention (R. Kessler).

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

TC/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. 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