

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
www.cb2manhattan.org

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

February 22, 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 February 21, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. 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 the existing brick facade at Great Jones Alley to match the new brick veneer at the Broadway facade.

Whereas:

- A. An earlier modifications to the building removed or covered the entire historic facade; and
- B. The proposed design references the original facade as shown in a historic photograph with second and third floor windows with banding of cast iron insets and a modern minimal infill at the ground floor.
- C. The ground floor commercial space infill is blandly modern with doors that are not tall enough to be properly proportioned to the high opening and two single pane display type windows without transoms. The bulkheads are too low, have no historical reference and are not harmonious with the upper floors of the building and the neighborhood; and
- D. The upper floors and a brass grill in the gable are generally acceptable apart from the oversized disproportionate windows in the third floor; and
- E. The interior and side piers are not continuous and are both odd and do not express the vertical elements typical to historic buildings; and
- F. The brass pin letters, though not of historic design, fit well into the facade; and

G. The front façade brick veneer on Broadway and the rear façade on Great Jones Alley color is a non-historic dark gray, is out of harmony with the neighboring buildings and is an intrusion on the streetscape; now

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

A. There are taller doors and transoms over the doors and windows with higher bulkheads at the ground floor; and

B. The third floor windows are smaller and narrower; and

C. The piers are continuous from the top to the street and not interrupted with detailing at the level of each floor; and

D. The facade color is in harmony with the limestone and cream-colored facades on the buildings in the block.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 21, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. 400 Lafayette St. - Application is to install a new glass marquee above commercial building entrance.

Whereas:

- A. The existing awning is to be removed and to be replaced by a glass marquee in a modern style with stainless steel anchors and supporting rods; and
- B. The design has no historic reference, is not in keeping with the building and the neighborhood and was represented by the applicant as reflecting the interior design of the building rather than regard for the exterior of the historic building; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application for the modern design as inappropriate for the building and the neighborhood.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 21, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **275 Canal St. – Application is to establish a master plan for new painted wall sign on visible western façade.**

Whereas:

- A. The applicant represented that existing historic sign cannot be preserved owing to necessary repair work, including extensive brick replacement to the wall; and
- B. The proposed sign is 15'-5" x 21'-5" and is smaller than the existing sign; and
- C. The applicant represented that the position and the design properties conform to guidelines and that each new sign design will be submitted to the Landmarks Commission staff for review to ensure that they continue to conform; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application provided that Landmarks staff ensures that the master plan design and each individual design conforms to applicable guidelines.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 21, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 76 Wooster St. - Application is to install a fire escape at the façade for legal egress of the 2nd, 3rd and roof levels.

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on February 21, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

[NOTE: 200 Prince St. and 202 Ave. of Americas is an application for one project and that they are combined, together with a vacant lot and addressed in one resolution.]

5. 200 Prince St. – Application is to alter the street facade including partial demolition of exterior walls; install new windows, doors and signage; and partially expand the building towards side yard at street level.

AND

6. *202 Ave. of the Americas - Application is to alter the street facade with changes to existing window openings and entrances, and install new signage.

Whereas:

A. The project consists of two buildings separated by a 20' wide vacant lot- the Prince Street building is an extensively altered row house and the Sixth Avenue address is an apartment building; and

B. The proposal is to remove the top floor from the row house, install a roof railing that gives the appearance of a long structure on the roof, single pane windows on the second and third floor and continuous plate glass windows with minimal bulkheads on the ground level, all of which are without historical reference and deny the historic essence of the intact row house; and

C. This work involves removal of a considerable amount of historic fabric of the row house, including the entire top floor and the demolition of the entire ground floor facade; and

D. The adjoining vacant lot is to have a one-story glass pavilion with operable windows to open entirely to the street and with a roof for an outdoor dining area as an extension of the commercial space in the ground floor of the row house. This design, just like the design for the row house ground floor, is without historical reference and is in disharmony with the neighboring buildings and the district; and

E. The apartment building at the west side has display windows and reconfiguration of the Sixth Avenue infill and is connected to the other two structures with an odd steel shelf beam that makes an inappropriate modern statement by joining the three distinct elements into a “shopping mall” ill-suited to the neighborhood and the district; and

F. There is a hanging element on the side wall of the row house that was represented by the applicant as a vague concept and is without historical reference and is not in keeping with the neighborhood; and

G. There was considerable testimony from residents of the neighborhood in opposition to the application’s destruction of the row house and the modern design; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application in that it alters an intact row house beyond recognition with the removal of a large portion of historic material and inserts a modern complex that shows no respect for the neighborhood or historical reference and is in disharmony with the historic district.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 21, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. 121 Washington Pl. – Application is to approve excavation of the cellar, the garden and the area below the artist’s studio; to approve changes to the skylight window on the fourth floor of the main building; and to make changes to the facade of the studio building.

Note: Original application including aspects of the project that are approved by staff:

To restore the front and rear facades of the row house with modifications of the windows and to excavate the cellar; to restore front and rear facades of the artist’s studio building and to restore an historic skylight; to excavate the rear garden and area below the studio to the same level as the row house cellar; to change placement of HVAC equipment on the roof and extend chimney flues.

Whereas:

A. The 1831 Federal style row house was renovated in 1924 into its present Georgian Revival expression; and

B. The rear yard artist’s studio building (recorded in DOB records as a carriage house) was built in 1909 expressly as a sanctuary for noted American poet and playwright Edwin Arlington Robinson, who was a 3 time Pulitzer winner and 4 time Nobel nominee and whose residence at 121 Washington has been commemorated on a plaque on the front facade of the main house.

C. The rear façade fourth floor main building’s proposed large skylight enhances the building, and does not alter its historic character; and

D. The excavation of the cellar level 4’-0” lower and 11’-5” below the garden and rear yard studio is not visible and does not intrude on the historic character of the buildings. The applicant represented that all regulations and customary protocols associated with such excavations are being followed; and

E. The front (south) facade of the studio is an intact charming original configuration of three arched openings and the proposed removal of this facade would do great harm to the design of the studio that was purpose build for the distinguished artist Edwin Arlington Robinson and merits careful preservation throughout for its historical association; and

F. The proposal of the ground floor full height folding windows in the main house directly opposite the studio does harm to the character of the garden and the studio and traditional double doors would serve the same purpose of opening the interior to the outdoors; now

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

A. **Approval** of the modifications to the fourth floor skylight; and

B. **Approval** of the excavation provided that all regulations and protocols to protect the building and the adjacent structures be followed; and

C. **Denial** of any alterations to the studio apart from restoration of the skylight; and

D. That the ground floor infill of the main house be double doors or of similar historic design.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 21, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. **66 Morton St. - Application is to restore the front facade, add a small 2-story addition in the rear and add a penthouse addition at the roof.**

Whereas:

- A. The front facade is being restored with window replacements in kind; and
- B. The rear facade is in poor condition with considerable water damage and there has been an effort to keep it intact; and
- C. The third and fourth floor rear facade will be restored to the original historic condition; and
- D. An extension is to be added to the basement and parlor floors with non- historically referenced full height glass doors and an iron balcony and spiral staircase; and
- E. A penthouse with a stair bulkhead, minimally visible from the public thoroughfare owing to the increased height of the east parapet wall, is to be added at the rear, east corner of the roof (the least visible location) and a required safety railing and flue extensions are added; and
- F. A parapet will be added to the east wall, matching the west wall and appears as an unbroken higher wall; now

Therefore be it resolved that CB2, Man. recommends approval of this application with the exception of the infill in the rear parlor level to reflect a more historic design.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 21, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. **120-124 Prince St. – Application is to legalize existing signage at the Wolford and Nars stores, modify door at the Wolford store to match historic conditions.**

(reviewed by LPC staff)

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NYC Landmarks Preservation Commission
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Dear Chair Carroll:

At its Full Board meeting on February 21, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. **210 6th Ave. - Application is to install storefront infill.**

Whereas:

- A. The building has noteworthy art deco details; and
- B. The accessible entrance is to be moved to a side entrance on Macdougall Street and the ramp at the corner will be removed; and
- C. Two bays on Prince Street and one bay on Macdougall are to have modern folding windows, and the remaining bays have windows that are identical in appearance and were represented by the applicant as being inoperable; and
- D. The windows are styled like “French doors”, though in metal and glass and with solid bottom panels, and the corner entrance is marked by a Federal style solid wood paneled door with sidelights and neither are in keeping with the significant art deco style and details of the building; now

Therefore be it resolved that CB2, Man. recommends:

A. Approval of the relocation of the accessible entrance and removal of the ramp at the corner entrance; and

B. Denial of the door and windows -both operable and inoperable, as out of keeping with the art deco details of the building, the neighborhood and the district.

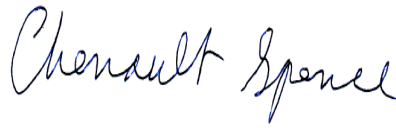
Vote: Unanimous, with 34 Board members in favor.

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. 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