

Tobi Bergman, *Chair*
Terri Cude, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Daniel Miller, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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October 21, 2016

Meenakshi Srinivasan, *Chair*
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. ***137 Bank St.** - Application is for permanent approval of accessibility modification at 55 Bethune St. entry, which was previously approved for temporary installation.

Whereas:

- A. The building was not originally built as a residential building and currently contains 384 apartments with 750 residents, many of whom have lived there since the 1970's, for whom accessibility is an increasing concern; and
- B. The current temporary accessibility modification/walkway is in harmony with the building and does not intrude unduly on sidewalk and the streetscape; and
- B. There was testimony from a resident questioning that the design complies with ADA regulations with the question unresolved by the applicant that this is required; and
- C. The Board is concerned that ADA regulations be followed, but notes that this is beyond the scope of landmarks considerations; now

Therefore be it resolved that CB2, Man. recommends approval of the design for this application provided that it conforms to applicable ADA regulations.

Vote: Unanimous, with 43 Board members in favor.

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

Dear Chair Srinivasan:

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. ***22 Little W. 12th St.** - Application is to establish a Master Plan to install a painted wall sign on the east facing façade of the building.

Whereas:

The application adds “photo realistic” to the types of painted images previously approved for this location in the 2012 Master Plan; now

Therefore be it resolved that CB2, Man. recommends approval of this application provided that the each image is reviewed by the Commission staff to ensure that it adheres to the applicable regulations.

Vote: Unanimous, with 38 Board members in favor.

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

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***114-116 Greene St.** – Application is to install bracket signage.

Whereas:

- A. The proposed sign is of a proper size and installed in a position and manner that conform to applicable regulations; and
- B. Hardware for mounting flagpoles will be removed; now

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

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***71 Spring St.** – Application is to establish a Master Plan regarding ground floor alterations including replacement of non-historic storefront infill and building entrances.

Whereas:

- A. The facade of the Queen Ann style building is remarkably intact and carefully restored above the ground floor and the cast iron elements at the ground floor are intact and in good condition; and
- B. The random, non historic infill is to be replaced with a unified design in aluminum and glass with transoms reflecting the general placement of windows and doors in a historic configuration with varying heights of bulkheads on the windows and not on the doors; and
- C. The building entry doors and the numbering are of a modern design out of keeping with the building and a modern vitrine is to be installed covering the former entrance for the passenger elevator; and
- D. An inordinate amount of signage, some of it backlit, on the sign band, transoms and show windows is proposed; and
- E. The overall design does not respect the style of the building and squanders the opportunity for a sensitive, harmonious design that enhances this exceptional building; now

Therefore be it resolved:

That CB2, Man. recommends **denial** of this application unless:

- A The infill including the entry doors and their numbers is in an historic design in wood and glass in keeping with the style of the building and which preserves the passenger elevator door and with minimum 18” bulkheads throughout; and
- B The signage is not illuminated and is limited to one sign per store on either the sign band or the transom and one sign on one showcase window.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. ***101 Wooster St.** – Application is to add a new mechanical bulkhead atop the existing elevator bulkhead for the extended travel and access to the roof.

Whereas:

- A The extension of the bulkhead is 12' bring the total height of the bulkhead to 24' above the roof; and
- B The extension is set well back from the street and is clearly visible from a limited viewing area across a lower neighboring building; and
- C The height is not out of style and scale with the building and is proposed to be finished in stucco matching the existing parapet stucco; now

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

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. ***97-99 7th Ave. So.** – Application is to modify storefront and remove historic mosaic sign panel and replace with new signage, remove roll down security gates, replace 3 modern retractable awnings with 3 sets of retractable awnings occupying entire facade, remove and install 7 non-gooseneck light fixtures at the parapet, replace 4 modern small light fixtures with 4 large light strip fixtures at the masonry piers, and replace 3 existing pairs of double doors finished red with new stained hardwood double paneled and glazed doors.

Whereas:

- A The building is a remarkably intact and carefully restored garage building whose origins are clearly visible with an intact mosaic sign bearing the word “Garage” and three car entrance bays; and
- B The existing condition, as represented in photographs, respects the character design of the building, in particular in the clear delineation of the three bays; infill appropriate to the building and the district, and preserves the sign as an integral part of the building.
- C The proposal is to cover the existing “Garage” sign with a modern mosaic sign depicting the name of the establishment, install one continuous awning that spans the entire width of the building, install small lighting fixtures on the piers, and a plaque commemorating the theatre company that formerly occupied the building on the north pier; and

- D The proposed folding doors are of a simple design with bulkheads and a curved “art nouveau” top that is out of context with the rectilinear lines of the garage exterior and is only justified by the applicant as being a continuation of the interior design; and
- E There are examples in the district of signs that are original to the building and are not related to the current use to the building and covering the sign will be an artificial intrusion to the integrity of the building that deprives the public from enjoying the building in its original state and can be claimed as an existing condition by a successor to the applicant and become permanent; and,
- F The applicant asserted that the installation of the new sign would not compromise the aged, delicate mosaics of the sing but did not provide other proof that this is the case; and
- G The awning unifies the facade with a continuous vertical line that is at odds the basic rhythm of the facade; and the doors are non-historic In character and design and especially unsuited to the utilitarian character of the building; and
- H There is considerable public opposition to the application, most particularly to the Garage sign being replaced or obscured; now

Therefore be it resolved that CB2 recommends:

- A Approval of the lighting fixtures and the commemorative plaque; and
- B Denial of the covering of the sign, the awning, and door design.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. ***14 St. Luke's Pl.** – Application is to construct a 4th floor addition, and relocate and extend mechanical equipment.

Whereas:

- A The design is simple, unobtrusive and in keeping with the house and with similar rooftop additions in the row; and
- B The addition is not visible from St. Luke's Place except at the western end and is clearly visible, though not obtrusive and blends with other rooftop additions in the row, from distant views on Houston Street and Charlton Street; now

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

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. ***19-23 Commerce St.** – Application is to legalize a storefront alteration, storefront replacement, installation of two awnings, and installation of a bracket sign with light fixtures without LPC permits.

Whereas:

- A An intact, historic infill in one of the four bays of the building was removed, pictures were shown of the original condition which clearly depicts the original framing (apparently in good condition) and a duplicate with different glazing is extant in the adjacent bay to the east; and
- B The previously modified western most bay, together with this bay were fitted with plate glass with a laminate on the lower portion intended to simulate translucent textured glass and transoms above and new doors; and
- C The removed historic infill can easily be reproduced from both the clear photographs of the existing condition prior to the alteration and the extant example in the building; and
- D The proposed shop sign in the western bay is of the size and is hung in a position that conform to regulations for such blade signs;
- E There was considerable testimony from the community opposing legalization of the changes and asking that the facade be returned to the original condition.

Therefore be it resolved that CB2, Man. recommends:

The application for legalization of all parts of the application except the blade sign be denied and that two western bays be returned to their condition prior to the alterations that the applicant seeks to have legalized.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

9. ***19-21-23 W. 9th St. – Application is to complete and continue the existing gates at the entrances of buildings and match them with the current streetscape.**

Whereas:

- A. The residents of the building and neighbors are experiencing problems with congregating and litter on the stoops which was affirmed with photographs and this is especially pronounced on account of a club type restaurant in the lower level of the building; and
- B. The gates are to match the existing fences at the areaway of the building; and
- C. There are gates on numerous buildings in the district that have been approved by the Commission; and
- D. There was testimony from residents speaking about the need for the gates; now

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

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 10. *537 Broadway** – Application is to modernize the existing elevator and re-construction/extension of the elevator's bulkhead currently on the roof of building.

Whereas:

- A. The proposal adds 7' to the height of the bulkhead making a total of 11' above the roof; and
- B. The surfacing of the street side of the bulkhead is to match the facade and the side wall of the building will be extended in matching brick to mask the side for the bulkhead; and
- C. The visibility is similar to the bulkhead on an adjoining building and other bulkheads in the neighborhood; and
- D. There was comment from a neighbor concerning visibility; now

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

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. ***458 Broadway** – Application is to enlarge lot window on the south lotline and combine three separate windows openings into a single masonry opening.

Whereas:

- A. Four visible windows on the south with be configured as a larger window toward the front of the building and a single window with the bottom sills lowered to match an existing window on the same floor; and
- B. The reconfiguration does not harm the appearance of the lot line wall from the visible points; now

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

Vote: Unanimous, with 43 Board members in favor.

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

Dear Chair Srinivasan:

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 12. *62 Greene St.-** Application is to: a) perform exterior repairs of cast-iron street façade and rear non-visible masonry façade, replace windows, restore storefronts, and sidewalk cleaning; and b) Application is to request that LPC issue a report to City Planning Commission re: an application for Modification of Use pursuant to Sec. 74-712 of the Zoning Resolution.

Whereas:

- A. The cast iron is to be restored and the windows of the upper stories changed to uniform, historic two over two; and
- B. The ground floor is to be restored, matching one bay that was lately restored; and
- C. The rear facade, windows and metal shutters will be repaired and cleaned and the windows will be replaced as required, and mechanical equipment will be removed; and
- D. The sidewalk will be restored and cleaned; and
- E. A continuing maintenance program will be undertaken; now

Therefore, be it resolved:

- A. In that a 74-712 application does not involve Landmarks concerns, the Board offers no opinion in this matter; and
- B. That CB2, Man. recommends approval of this application.

Vote: Unanimous, with 43 Board members in favor.

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

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. *558 Broadway – Application is to restore and extend the existing Broadway and Crosby Street facades.

Whereas:

- A. The Broadway ground floor facade is currently a recently approved design and the Crosby Street facade has intact cast iron and other hidden original elements and is in derelict condition; and
- B. The proposal is to unite the two buildings and to add two stories to the Broadway section which replace the two upper stories lost to fire in 1916 referencing the existing design and to move the existing parapet to the top of the facade; and
- C. To add four stories to the Crosby facade (now two stories with the upper stories lost to fire in 1916) replicating the second floor facade with diminishing heights and three over three windows with references to shutter brackets and an appropriate simple cornice; and
- D. The fire escape will be removed from the Crosby Street Facade; and
- E. The Broadway street level facade is of a modern design with a recessed reticulated header and a minimal bottom framing which together give an unanchored appearance to the facade; and
- F. The Crosby facade is of simple glass and metal infill, and it was represented by the applicant that there will be solid panes behind the ground level grills (unlike the drawing) and that any further historic material that is discovered as work progresses will be incorporated into the design; and

G. There was comment from the public along the lines of the Board's recommendations; now

Therefore be it resolved that CB2, Man. recommends approval of this application with the provision that the Broadway facade have a more substantial header and approximately 18" bulkheads and that newly discovered original materials in the Crosby Street Facade be incorporated into the design.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 20, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. ***568 Broadway** -Application is to legalize storefront alterations installed without LPC permit(s).

(laid over)

7. ***50 King St.** - Application is to legalize lighting fixtures installed without LPC permits.

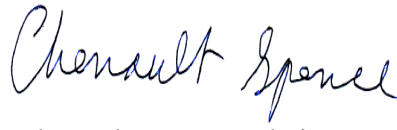
(presumed to be laid over)

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

Sincerely,



Tobi Bergman, Chair
Community Board #2, Manhattan



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

CS/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Brad Hoylman, NY State Senator
Hon. Daniel L. Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Alice Cancel, Assembly Member
Hon. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Lauren George, Director of Government & Community Relations,
Landmarks Preservation Commission