

Terri Cude, *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

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

May 19, 2017

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 May 18, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. 41 King St. – Application is to convert a 4-family townhouse into a single-family townhouse, demolish portion of rear building to create a legal rear yard and to add a 1-story addition above the 4-story building.

Whereas:

A. The existing addition to be demolished was represented by the applicant to be of questionable legality, encroaches severely into the rear yard area and interrupts the rhythm of the rear facade; and

B. Removal of the addition will create a legal rear yard; and

C. The proposed rear facade work, which includes 2 stepped back intermediate terraces and new steel windows on all floors will unify the look of the back of the house; and

D. The proposed standing seam zinc clad rooftop addition, is sufficiently set back to be invisible from the street, is in plane with the addition next door, and the rooftop mechanicals are to be screened in with an unobtrusive wooden enclosure; and

E. The front facade, including ironwork, is to be restored with removal of illegal vents and cornice repainted to an LPC approved color; now

Therefore be it resolved that CB2, Man. recommends **approval** of the application, noting its careful and respectful consideration of the streetscape and neighboring buildings.

Vote: Unanimous, with 32 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 18, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. 28 W. 12th St. – Application is to legalize cornice detailing at variance with LPC approved plans.

Whereas:

A. The owner reported that the original cornice had already been removed when he purchased his home; and

B. An application to replace the original cornice was filed with LPC; and

C. The contractor differed from the drawings that had been filed and approved and that unambiguously indicated 4 brackets, and installed an additional bracket; and

D. The applicant presented photos reflecting a variety of cornice configurations, none of which showed 5 brackets on a 20' wide house, and most of which indicated 4 as being typical of neighboring buildings, now

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

Vote: Unanimous, with 32 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 18, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 416 W. 13th St. - Application is to install a rooftop addition.

Whereas:

A. The Colliers building is an extraordinary building that makes an enormous contribution to the visual history of the Gansevoort Market Historic District; and

B. The proposed addition is part of an ongoing program of renovation and restoration of the building that began in 2006; and

C. The addition necessitates that the size of the passenger elevator and stair bulkhead on the 13th street side of the building be increased to allow for roof access, a lobby area and to ensure ADA compliance, and that the height of the bulkhead is to be increased to 19' above the roof level, making it substantially more visible than it currently is ; and that the freight elevator bulkhead on the Little W. 12th side of the building also increases in height and becomes more visible; and

D. The addition adds 6,900 SF to the roof and has been designed to reflect the skylight typology of the district , with three kinds of windows unified by the same antique bronze finish proposed for the standing seam metal roof and taken from the bronze tone flecks in the brick proposed for the bulk of the addition ; and

E. The proposed laser cut metal partially screened walkway from passenger to freight elevator bulkheads is not visible from the street; and

F. The mockup indicates that the elevator and stair bulkheads will certainly become more visible than they currently are and that the addition itself will be only minimally visible from vantage points other than that of the High Line; and

G. One member of the public spoke to express concern over the obtrusive bulkheads and to show additional photos of the mock up from West 13th and Washington and the High Line; now

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

Vote: Passed, with 30 Board members in favor, and 3 in opposition (T. Bergman, K. Bordonaro, J. Geballe).

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Dear Chair Srinivasan:

At its Full Board meeting on May 18, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 490 LaGuardia Pl. – Application is to establish a Master Plan for painted wall signage on the LaGuardia Pl. elevation.

Whereas:

A. The previously approved Master Plan for a much larger sign is no longer applicable due to the fact that the former proposal was not in fact grandfathered; and

B. Current DOB regulations stipulate 22' W X 6'-10" H as the maximum allowable; and

C. The applicant will restore the large grey painted area of the formerly allowable sign to the original brick, now

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

Vote: Unanimous, with 32 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 18, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 243 W. 12th St. – Application is to replace front door of townhouse from two glass doors to one solid wood door.

Whereas:

A. The proposal to replace the existing two glass doors of this transitional Greek Revival/ Italianate house with one solid wooden door referenced the LPC designation report that states that 6 Jane Street was built at the same time by the same developer; and

B. The door at 6 Jane Street also has a tripartite transom, but has sidelights and slender pilasters which are more consistent with the original architecture; now

Therefore be it resolved that CB2, Man. recommends denial unless the proposal is amended to include sidelights and pilasters, as currently seen and referenced at 6 Jane.

Vote: Unanimous, with 32 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 18, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 31 Bond St. – 1) Application is to restore existing building: install new windows and doors, clean and paint façade, roof work, and removal of existing, non-contributing fire escape. **2)** Application is to request that LPC issue a report to City Planning Commission re: an application for Modification of Use pursuant to Sec. 74-711 of the Zoning Resolution allow Use Group 6 retail use below the floor level of the second story.

Whereas:

A. The building has been vacant since 2010; and

B. The proposed restoration work includes removal of non-original fire escapes, replacement of windows with wooden windows to match originals in upper floors and painted to match original paint sample; and

C. The current storefront conditions are proposed to be altered, preserving any original historic detailing in the three transoms as seen in historic photo as well as the cast iron columns, but changing the configuration of the ground floor entry to two doors , one for proposed retail storefront, and one for offices above; and

D. The proposed doors are seemingly out of sync with an otherwise sensitive restoration and would be more consistent with the building by increasing the bulk of the stiles, which seem too slight, and by using more contextual hardware and;

E. A member of the public appeared to express enthusiastic support for the restoration, citing the current derelict state of the building; now

Therefore be it resolved that CB2, Man. recommends:

Approval of only the Landmarks issues as presented to restore this beautiful building, but offer no resolution to the Land Use changes proposed.

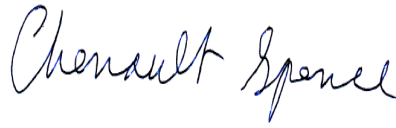
Vote: Unanimous, with 32 Board members in favor.

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. Brad Hoylman, NY State Senator
Hon. Daniel L. Squadron, 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 Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Lauren George, Director of Government & Community Relations, LPC