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COMMUNITY BOARD NO. 2, MANHATTAN

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January 29, 2014

Robert B. Tierney, *Chair*
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on January 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1 - LPC Item:16 - 57-63 Greene Street (Broome/Grand) - SoHo-Cast Iron Historic District
A store building designed by Edward H. Kendell and built in 1876-77.
Application is to extend an existing elevator bulkhead.

Whereas, the applicant made a thorough presentation, demonstrating the great deal of trouble it took to make the bulkhead so minimally visible; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on January 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

2 - LPC Item:18 - 43 King Street (6th/Varick) Charlton-King-Vandam Historic District

A rowhouse originally built c. 1830, and altered c.1955.

Application is to alter the front facade and construct rear-yard and rooftop additions. Zoned R-6

Whereas, the new stoop will be an improvement, as will be a re-introduced Federal-style door with its four wooden panels and five-panel transom; and

Whereas, the proposal for a plain, modern railing and fence was preferred by a slight majority of the committee, while a significant minority would prefer something akin to the Federal style; and

Whereas, reproducing the neighboring building's clapboard for the alley-side of the building is preferred over an alternative material, like parging; and

Whereas, the rear-yard addition will not unduly intrude into the doughnut; its materials are acceptable; and there is a harmony and symmetry to the proposed fenestration; and

Whereas, regarding the rooftop addition, we understand that it will be visible from the alley view, and although the proposed materials are appropriate, we would prefer that the addition be lowered as much as possible so as not to be so visible from the street; and

Whereas, the neighboring property owner expressed his concerns that this project could deleteriously affect his property and investment; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application but prefers a less visible rooftop addition; and there was a question of whether a more ornate front fence and railing might not be preferable to the plain, modern style proposed.

Vote: Unanimous, with 36 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on January 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

SECOND MEETING

3 - LPC Item:9 - 41 Great Jones Street (Bowery/Lafayette) - NoHo Historic District Extension
A Romanesque Revival style store and loft building designed by the Herter Brothers, and built in 1889-90.

Application is to modify the fire escape, areaway, and rear façade, excavate at the rear yard, and construct a rooftop addition. Zoned M1-5B

Whereas, although removal of fire escapes usually enhances the view of a building and is usually recommended, this fire escape is original and ornate.

So, the proposal to remove the stairs from this fire escape so that it is no longer is useful as a fire escape, but merely as a balcony, would not detract from the building or the district; and

Whereas, the restoration of the storefront to its original configuration is welcomed, as is the restoration of other elements on the front facade; and

Whereas, the rooftop addition is barely visible; and

Whereas, the removal of the non-original structure at the rear facade will be an improvement; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on January 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

4 - LPC Item:10 - 41 Great Jones Street (Bowery/Lafayette) - NoHo Historic District Extension
A Romanesque Revival style store and loft building designed by the Herter Brothers, and built in 1889-90.

Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution. Zoned M1-5B

Whereas, the restoration and preservation effort is remarkably extensive and significant, and more than worthy of a positive report to CPC; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on January 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

5 - LPC Item:11 - 130 7th Avenue South - Greenwich Village Historic District

A commercial building designed by Scacchetti & Siegel and built in 1937.

Application is to demolish the existing building and to construct a new building. Zoned C2-6

Whereas, there were quite a few members of the public in attendance, divided between support and disapproval; and

Whereas, members of the committee were split on the aesthetics of the building in general, its materials and style, with the majority voting to recommend denial as currently designed; and

Whereas, the committee felt the building was too high, being the same height as the prior proposal, which was rejected by LPC for that very reason; and

Whereas, we strongly object to the penthouse, not only for its design and visibility, but for its very presence.

Too often of late, we see new buildings designed and marketed with ungainly penthouses, which do not add to the building or the district. They are plopped there as a marketing tool to attract higher profits at the expense of the historic district.

If the developer wishes to maximize the bulk and living units, fine. However, rather than create an awkward and incongruous element that stands out disharmoniously from the rest of the building, these new residential building should be designed with sufficient interior units, not with unsightly rooftop additions; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application, particularly because of the height and highly visible penthouse element, which draws undue attention to itself without adding anything of architectural significance.

Vote: Passed, with 35 Board members in favor, and 1 recusal (T. Bergman).

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Dear Chairman Tierney:

At its Full Board meeting on January 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

6 - LPC Item: 15 8th Avenue (Jane/W12) - Greenwich Village Historic District

A Greek Revival style rowhouse built in 1845.

Application is to alter the front and rear facades, and construct rooftop additions. Zoned C1-6/R7

Whereas, the restoration of the storefront will enhance the building; and

Whereas, the applicant presented evidence of shutter pins on this and another building in this row of houses, which is remarkable in its cohesiveness. However it is hard to know if shutters were original to the building; and

Whereas, several members of the committee liked the idea of reintroducing shutters, but the majority felt having only one building with shutters and the rest without shutters would interrupt the harmony of this row of houses; and

Whereas, the alterations to the rear facade, including the introduction of Juliet balconies, would not detract from the building; but

Whereas, the proposal would introduce a noticeably visible trellis and hedge in front of the garden structure, in order to conceal the bulkhead.

The committee felt that simply moving the rooftop safety fence back a few feet would be a solution to the bulkhead issue, instead of introducing a trendy horticultural solution that is out of context with this 1845 building; now

Therefore, be it resolved that CB#2, Man. recommends approval of the front and rear facade work; disapproves the shutters that would destroy the cohesiveness of this row of townhouses; and recommends the rooftop fence be moved back, instead of adding an inappropriate horticultural element to conceal the bulkhead. **Vote: Unanimous, with 36 Board members in favor.**

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Dear Chairman Tierney:

At its Full Board meeting on January 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

7 - LPC Item: 100 Barrow Street - - St. Luke in the Fields - Greenwich Village Historic District
A vacant lot within the church complex consisting of a Federal style church attributed to Clement Clark Moore and built c. 1821-22, rowhouses built in 1825-26 and a school building designed by Thomas M. Bell and built c. 1950.
Application is to construct a new building. Zoned R-6

Whereas, the community board hearing was packed with both supporters and detractors of this proposal; and

Whereas, the mission of the church may be admirable, but unfortunately missional work is not a criterion for a Certificate of Appropriateness; and

Whereas, we found it a bit incongruous that the applicant related the benefits that the proposal would have for its mission devoted to a narrow slice of the community, but ignored the harm such a tall and poorly designed building would have on the greater community; and

Whereas, the committee felt that, at fifteen stories, the building was too tall; and

Whereas, although the applicant presented renderings with views from the east, with the proposed building obscured by the dominance of the Archives Building – an Individual Landmark outside the district – views from within the historic district looking northeast, which revealed the unobscured scale of the building, were not so readily provided; and

Whereas, although the applicant noted that this building is on the very edge of the historic district, the committee felt that the edges of the district are as important as the center, perhaps more so, since one out-of-scale building on the edge could lead to a domino effect of tall buildings throughout the district's perimeter; and

Whereas, the design of the building was questioned. The top and bottom portions of the tower, with a balanced ratio of masonry to glass, was fine. However, the window wall in the center was out of context, giving the building the appearance of a “sandwich”, with glass as its filler. We felt there is no need for the vast expanse of glass, except to make the developer’s project more attractive to potential renters, at the expense of the historic district; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application.

Vote: Passed, with 34 Board members in favor, and 2 in opposition (J. Hamilton, J. Kiely).

David Gruber, *Chair*
Bo Riccobono, *First Vice Chair*
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Dear Chairman Tierney:

At its Full Board meeting on January 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

8 - LPC Item: 657 Greenwich Street - Greenwich Village Historic District

A school building designed by Thomas M. Bell and built in the early 1950s, with an addition designed by Barry Rice and built in 2012.

Application is construct rooftop and rear additions, and modify openings. Zoned R-6

Whereas, the rooftop and rear additions are appropriate in style, scale and materials; but

Whereas, we have reservations regarding the yellow palette proposed for the upper story; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application, with the exception of the choice of yellow for the palette of the upper story.

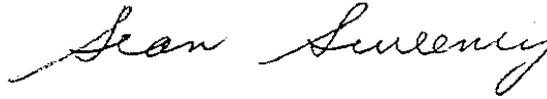
Vote: Unanimous, with 36 Board members in favor.

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

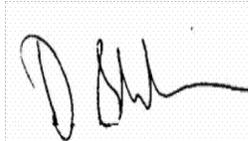
Sincerely,



Doris Diether, Co-Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan



Sean Sweeney, Co-Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan



David Gruber, Chair
Community Board #2, Manhattan

DG/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Sheldon Silver, State Assembly Speaker
Hon. Brad Hoylman, NY State Senator
Hon. Daniel L. Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Pauline Yu, Manhattan Director, CAU
Jenny Fernandez, Director of Government & Community Relations,
Landmarks Preservation Commission