

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

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

February 21, 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 February 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. 138-140 W. 11th St. - Application is to alter the front and rear facades, install a fence, replace windows and doors, reposition a rear porch, raise the roof, and install roof railings and mechanical units.

Whereas:

A Two buildings from a matching row were merged some time ago, into one property, and

B The house at 136 West 11th, immediately to the east of the subject property is almost totally intact was frequently referenced by the applicant as an example for the restoration; and

C The cornice, which spans the two houses, is to be restored and moved to its original position in line with the adjoining property; and

D The parlor doorway and surround are proposed to remain in the style of the 1920's alteration and are ill defined and appear to recede rather than have the importance of a proper period entryway as seen in the adjacent building; and

E The parlor floor windows are to remain in the style of the 1920's alteration with foreshortened windows and a panel infill above and below and diminishes the sweep of the original windows which occupied the full height of the opening as seen in the adjacent buildings; and

F The areaway and iron work copy the neighbor in the correct style and materials; and

G The proposed shutters, as shown in the rendering, are overwhelming, especially in that they are on every window of two adjacent buildings which is not prevalent in the neighborhood, and the proposal did not present detailed drawings or examples of materials and hardware to ensure that they will be of the correct period and quality appropriate to the building; and

H The restoration of the rear façade and the rebuilding and reconfiguring of the cast iron tea porch and the unusually heavy cornice for a rear façade are improvements; and

I The alterations to the top floor, required safety railing, and repositioning of mechanical equipment are sensitively designed and are very minimally visible from a great distance away across a school playground, now

Therefore be it resolved:

That CB2, Man. recommends:

A Approval of the repositioning of the front cornice, changes in the areaway, iron work, rear façade and tea porch, top floor rear alterations with railing and repositing of mechanical equipment; and

B Denial of the proposed entry, and surround and parlor floor windows and recommendation that they be designed with reference to the intact neighboring house in this important row; and

C Denial of the front façade shutters unless a detailed design is submitted to LPC staff showing correct, high quality shutters in an appropriate color and high quality hardware and are correct for the period of the house.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. 541 Broadway – Application is to install entrance accessibility ramp, and to legalize installation of sidewalk vault diamond plate, rear façade intercom, and rear façade flagpole.

Whereas:

A The 14” rise ramp occupies 1/3 of the width of the sidewalk and compromises the intact, symmetrical ground floor façade of an important building typical of the commercial buildings on Broadway; and

B The diamond plate sidewalk covering on Broadway replaces deteriorated vault lights; and

C The flag pole in the Mercer Street façade is typical in size and positioning for the street; and

D The intercom, which the applicant represented could not be installed on wood near the door, but would move from the face to the side of the cast iron columns and would be painted to be less conspicuous, is not overly objectionable; now

Therefore be it resolved that CB2, Man. recommends:

A Denial of the ramp that would do great harm to an important intact building that is emblematic of the style and period of the landmarked district with the recommendation that a ramp or ADA access be installed inside the building; and

B Approval of the diamond plate sidewalk, the flagpole and the intercom.

C Although the Board supports and encourages implementing disabled access, the owner must

find another method and location which will not severely compromise the landmark features and beauty of this building, and will not intrude on pedestrian travel on this exceedingly busy sidewalk.

Vote: Passed, with 34 Board members in favor, and 2 in opposition (T. Connor, D. Miller).

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Dear Chair Srinivasan:

At its Full Board meeting on February 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 463 West St.— Application is to install a new ADA compliant concrete ramp with a curved mid-landing at existing West street passageway to provide accessibility from bottom of concrete existing stair up to existing courtyard.

The perimeter of the ramp landing is changed from flat face to a rounded landing and return; now

Therefore be it resolved that CB2, Man. recommends approval of this amendment to a prior application.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 36 Grove St. – Application is to install a rooftop addition.

Whereas:

A The addition is located 10'-6" at the rear of the building with a sloping roof and a small terrace and carefully designed to be minimally visible; and

B The addition is not visible from Grove Street or from anywhere in the block and it is minimally visible from the east side of 7th Avenue at Bleecker Street a great distance away; now

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

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 150 Barrow St. – Application is to install a new storefront infill, alter a window opening to provide required flood egress; and a rooftop addition.

Whereas:

A The building is an individual landmark, one of the few remaining, and is a remarkably intact example of the waterfront hotels of the period and is sited on its own in an area that is not landmarked;
And

B The building is to be resorted and is to serve again as its original purpose as a hotel; and

C The façades, base, entrance, portico, windows, and cornices are to be restored or replaced in a manner sensitive to the design of the building and will give the appearance of the original building;
and

D The storefronts with bulkheads and transoms are designed in a manner in keeping with the building;
and

E The hardware for portable flood barriers is deftly concealed in the bulkheads and a recess in the sidewalk covered by metal plates; and

F A rooftop addition, totally without reference to the building and highly intrusive on this individual landmark is in glass, 12'-6" high and set back 18' on west street and 16' on Barrow Street and is boldly visible from public thoroughfares and the waterfront park.

G Any visible rooftop addition would do great harm to this remarkable individual landmark.

H There was considerable opposition from the community to the rooftop addition; now

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

A Denial of the proposed or any rooftop structure that is visible from any public thoroughfare including the riverside park; and

B Approval of all of the proposed work below the cornice line.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 33 Greenwich Ave. – Application is to replace existing glass main entry doors with new wood paneled doors, repaint existing metal framed glass storefront frames, install new rooftop planters, install new retractable awnings and 4 new exterior light fixtures and install new metal canopy above exterior doors.

Whereas:

A The applicant proposes the installation of a neon light strip atop the existing storefront which would call undue attention itself; and

B The applicant was unable to identify any use of neon in the district that had been approved by LPC though several instances of neon installed prior to designation are extant; and

C Plants that seem to serve no useful purpose and on top of the addition are proposed; and

D In order to serve a sidewalk café, 4' retractable awnings to serve as sound barriers are proposed; and

E The extension is to be painted black with new suitable wooden entry doors; now

Therefore be it resolved that CB2, Man. recommends:

A Denial of the neon light strip, signage and plantings; and

B Approval of the awnings, the painting of the structure, and the entry doors.

Vote: Unanimous, with 36 Board members in favor.

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At its Full Board meeting on February 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. 100-110 Bleecker St. - Application is to create an urban farm, and a new north path, both on the Silver Towers (University Village) block.

Whereas:

A The farm occupies a space to the south and west of Tower # 1 in an area that was approved by LPC as a temporary urban garden some years ago; and

B The existing fence will be removed and replaced by a 5' fence similar to existing, approved fences on Bleecker Street in steel with wire grills -a motif inspired from the tower windows; and

C The planting area is terraced, made of wood, and bordered by a four foot wide lawn typical in the complex; and

D A path is to be opened on the north side of tower #2 to connect the open space in front of the building to the Green Street Walk; and

E The surface will be similar in material and module size to other paths in the complex and the fence will copy the existing fence on Bleecker Street; and

F Lighting for the path will be concealed in the base of the tower building; and

G Approval is being sought for the location and design concept with the design to be finalized when the location is available for construction several years hence;

H There was considerable support from those associated with the project and with the university and a representative of the tenants association; now

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

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 242 Lafayette St. – Application is to replace single double hung windows with 2 double hung windows.

Whereas:

A There is extant an original large single pane double hung 2 over 2 window; and

B The applicant, represented by a window manufacturing company, represented that the existing window could only be opened 4”, thus not providing required egress to the fire escape; and

C It was further represented that it was not possible to manufacture windows in either metal or wood that would match the original windows and be operable as required; and

D It was not represented that other manufacturers had been contacted or sought in connection with the design process; and

E The proposed two single pane windows to fill the opening unacceptably compromises the integrity of the building where a remaining original window gives a clear example of the proper window for the building; now

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

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. *46 MacDougal St. - Application is for new storefront infill and doors, windows, rooftop addition, rear façade and cellar extension.

Whereas:

A The original ground floor infill is proposed to be replaced by paneled wooden doors lacking articulated door frames and with no detailed drawings to describe the paneling, and with clearstory windows above that references the prior use of the house as a bakery and neighboring buildings that have been similarly altered; and

B The proposed 15' high penthouse, though set back 8' from the front of the house is prominently visible from a number of vantage points, especially those on King Street; and

C The front façade windows are proposed to be replaced by one over one, not the two over two doublehung windows that are suitable to the building; and

D The non-original rear façade which does not give onto a usual doughnut is to be replaced by large windows suitably enframed by masonry; now

Therefore be it resolved that CB2, Man. recommends:

A Approval of the rear wall and window replacement; and

B Denial of the ground floor infill and the (1 over 1) window replacement in the front façade as presented; and

C Denial of the penthouse unless it is lowered substantially at its street edge and that the front wall is sloped, both to reduce visibility and present a softer look for the part that is visible.

Vote: Unanimous, with 36 Board members in favor.

10. Application to install 12 planters on Prince Street between Broadway and Mercer Street

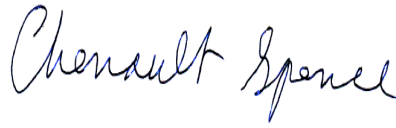
LAI D O V E R

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,
Landmarks Preservation Commission
Amber Nowak, External Affairs Coordinator, Landmarks Preservation Commission