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COMMUNITY BOARD No. 2, MANHATTAN

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LANDMARKS COMMITTEE June Second meeting of Two June 20, 2016

The Landmarks Committee of Community Board #2 Manhattan held the second of two meetings for June, 2016 at The Silver Building, 32 Waverly Place.

Committee Members Present: Chenault Spence (Chair), Susan Gammie (Vice-Chair), Doris Diether, Anita Brandt, Lauren Rachusin, Jonathan Geballe, Bo Riccobono,

Public Members Present:

Committee Members Absent with Notification: Maud Maron, Bo Riccobono, Sandy Russo

Public Members Absent with Notification: Janet Todd Hayes, Albert Bennett

Public Members Absent without Notification: Michael Mitchell

- 1 *36 Greene St. (aka 89 Grand St.) – Application is to enlarge Greene Street windows by removing existing sills at three existing window openings and install new windows with installation of new sills at a lower height.**

Whereas:

- A. The window openings are original and serve to unite the highly detailed ends of the facade; and
- B. The proposed lengthening of the windows would compromise the intact facade of an historic building, now

Therefore be it resolved that:

CB2 Manhattan recommends denial of this application.

Unanimous

- 2** *740 Broadway – **Application is for the infilling of the lobby entrance (storefront renovation – new door).**

Whereas:

- A. The existing infill is pristine, symmetrical, and the bronze material is in a color and design that is in keeping with the building and the bronze adornments on either side of the entrance, and
- B. The proposal replaces a very satisfactory existing condition with an asymmetric arrangement of a revolving door on the left and an egress door to the right in stainless steel, all of which are ill suited to the building and the district and, and
- C. The air circulation difficulties cited as the reason for the revolving door can be overcome with interior reconfiguration and/or technological solutions, now

Therefore be it resolved that CB2 Manhattan recommends denial of this application.

Unanimous

- 3** *59 Bleecker St. – **Application is to restore the existing one-story building, replace a non-original garage addition on Lafayette Street with a new one-story extension, and add retail signage.**

Whereas:

- A. The historic building is to be restored, with the storefronts made uniform with a rhythm relating to the terra-cotta parapet, and
- B. The non-historic garage building to the north is to be demolished and replaced with a building that references the style and detail

of the historic building in a simpler expression and turns the corner into Jones Alley, and

- C. The segmented storefronts with transoms in a symmetrical rhythm are in gray aluminum with bulkheads lower than typical of the district and not reflective of the examples of infill in buildings shown by the applicant as reference, and
- D. There is a blade sign marking the intersection of the historic building and the new addition and a master plan for conforming signage on glass for the several tenants, now

Therefore be it resolved that:

- A. CB2 Manhattan recommends that the recessed panels in parapet of the new building have texturing to better relate to the panels in the historic parapet and that the storefront bulkheads throughout the two street elevations be higher as is typical of the district, and
- B. That with these modifications the Board recommends approval of this application.

Unanimous

- 4 *116 W. Houston St. – Application is to remove the existing aluminum frame glass entry door, and replace with new wood door and frame.**

Whereas:

The proposed infill replacement in wood with a bulkhead in diamond plate, multi pane black window and transom frames and a wooden door is in keeping with the building and similar situations in the district, now

Therefore be it resolved that:

CB2 Manhattan recommends approval of this application

Unanimous

5 *363 Lafayette St. - Application to construct a new building on a vacant lot.

Whereas:

- A. The site is wider to the north and triangulates sharply to the south, a remnant of the widening of Lafayette Street, and
- B. There is an exposed, rough secondary lot line facade of a sliver building adjacent to the site to the east and a loft building occupied by artists to the south and these situations are addressed by the height of the building and its south façade's being white and without windows, and
- C. The main building has a two facades with a large proportion of windows with horizontal delineation and every second floor in brick and a four story penthouse, and
- D. The entablature above the ground floor and between alternate floors reflects the detail in construction typical to the district as show in examples; and
- E. The stories are set at different angels to correct for the transition from Lafayette to Great Jones Street and the irregular shape of the site, and
- F. The one story southern extension is in metal with many large windows and with entablature similar to the main building and a low, articulated parapet was inspired by the "cow catcher" on the Flatiron Building, and
- G. Bowery stakeholders and 20 Bond have been in cordial conversation with the applicant and support the proposal, now

Therefore be it resolved that:

- A. CB2 recommends that in the main building have a stronger vertical expression in the structure, in particular that the windows be narrower, reflect the proportion of the windows typical in the district and that there be a greater proportion of solid to void, and

B. That the white panels on the south facade of the main building have texture, and

C That consideration be given to a green roof on the south extension and that care be taken that the artificial light from the considerable number of windows does not disturb the neighborhood, and

D. That with these modifications the Board recommends approval of this application.

Unanimous

Respectfully Submitted,

Chenault Spence, Chair