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Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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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

March 23, 2018

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 March 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 1. LPC Rules Changes - Consideration of a resolution with recommendations to the Landmarks Preservation Commission relating to proposed changes in rules and regulations.**

Whereas:

1. Public review by members of the community is an essential step to ensure that the consideration of landmarks application decisions has the benefit of input from those who are most familiar with a neighborhood, and who have a vested interest in preservation, most especially with respect to a designated landmark district; and
2. Only with open community hearings can transparency of the application process be guaranteed; and
3. While certain guidelines are useful, the best decision with respect to each building, the streetscape, and the neighborhood requires careful consideration of each application and its details by members of the community (Community Board) both for its expertise with respect to the community and as a forum for hearing the views of the public; and
4. Review by members of the community is especially important in providing a balance to applicants who are frequently from outside the neighborhood and come with commercial rather than preservation interests; and

5. Criteria such as minimal visibility, scale with respect to the immediate surroundings, appropriateness of materials, and historic context within specific landmark districts such as NOHO, SOHO, Greenwich Village and its extensions, Gansevoort and the recently designated South Village are best reviewed initially by those most closely associated with the neighborhood, and
6. Careful community review is essential in the very delicate task of making decisions that elevate the quality of newly designated districts that have undergone years of haphazard change prior to designation; and
7. Circumvention of the public review process in order to favor a uniform codification of practices and solutions designed for the ease of the agency's administration, will inevitably result in a one size fits all standard that will negatively impact the richly varied landmarked districts in CB2, Man.; and
8. The pragmatic basis of the proposed amendments will remove the particular and nuanced consideration of each application, most especially with respect to visible work such as storefront infills, which, as currently configured is serving the public well in the present system; and
9. Treatment of individual landmarks in an historic district in the same manner as other buildings in the district diminishes the importance of the buildings which are presumably set apart by some special characteristics. *For example, it may be appropriate to approve a penthouse that is minimally visibility on a building in a designated district that would not be appropriate to approve on an individual landmark;* and
10. As of right and situations with conflicts between zoning and landmarks regulations can frequently be resolved with community input at a community board hearing; and
11. Historic prototype approval without public review has resulted in shockingly inappropriate approvals such as PokeRice, at 162 West 4th Street; and
12. By codifying much of what is proposed in the new rules, much of what is now based in recommendations by boards and decisions by the commission will become codified in a way that future commissions will be bound by the views of the commission in place and at the time the rule changes would be enacted; now

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

The proposed rule changes that remove the important step of public consideration and recommendation through the Community Boards and their committees from the review process not be adopted.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on March 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- *100-110 Bleecker St.- Application is to replace existing signs and install new signs at University Village to standardize the overall signage program.**

Whereas:

The signage will designate the several kinds of areas and information in a uniform way, are in keeping with the architecture of the complex and will not detract from the overall cohesiveness of the space;
now

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

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on March 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***147 Waverly Pl. - Application is to replace the 12th floor windows to match existing, to demolish existing penthouse and to replace it with a new penthouse, and to replace private roof terrace pavers.**

Whereas:

- a. The windows on the 12th floor are to be replaced in kind; and
- b. The existing minimally visible north-south oriented penthouse is to be demolished; and
- c. The proposed penthouse occupies a more visible space between the west elevator bulkhead and the interior stairs and is extended with an 8' overhang on the south side; and
- d. The materials are primarily glass with some portions in stucco and new brick to match existing materials; and
- e. A new window is proposed in the north existing brick wall to the east of the proposed construction; and
- f. There is a completely visible glass safety railing above the west and south parapet; and
- g. The proposed penthouse is obtrusively visible from the west and north and appears to be an added story in glass rather than a penthouse from the North; and
- h. The building next to an especially important historic building and close by an important garden area; both of which would be adversely impacted by the addition; and

i. The pavers are not visible from any public through; now

Therefore be it resolved that CB2, Man. recommends:

a. **Approval** of the replacement of the 12th floor windows and

b. **Denial** of the penthouse and associated modifications to the existing rooftop.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on March 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***159 Bleeker St. - Application to install double brass doors modeled after the original doors with framed sidelights, and to install windows similar to openings shown in the 1940's photograph and to modify the existing marquee with light bulbs in the front and on the underside.**

Whereas:

- a. The window design adheres faithfully to the historic photograph with modifications necessitated by modern entrance to the upper floors; and
- b. The doors, while reproduction of the graphics of the original doors, lack depth and weight and a bulkhead resulting in an undistinguished, sketchy appearance; and
- c. The heavy tri-face marquee does not draw from the original design nor from the modified design of The Circle in the Square shown in historic photographs; and
- d. The light bulbs under the marquee are numerous and are not evident in pictures of either of the historic configurations; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application and that the applicant return to the Committee with a design for the doors that more closely adheres to the original doors as depicted in the historic photograph and a design for the marquee that is more faithfully drawn from the original marquee or the later modification for The Circle in the Square.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on March 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. ***144 W. 14th St. – Application is to replace existing storefront and install new signage, repaint 2nd story window frames, add 2 poles to support the bottom of the existing banners, replace 4 window sashes within the interior light well and replace select rear yard skylight glass panes.**
 - a. The proposed infill replacement is black steel, with a 18” bulkhead and a proportional signboard in a building where wood would be more appropriate; and
 - b. The second story windows are to be painted to match the windows in the upper floor; and
 - c. The infill in the main entrance bay is a continuation of the storefront configuration infill and does not properly fill not respond to the monumental surround; and
 - d. The black storefront infill is not in keeping with the design and color of facade and would be more appropriate in the same color as the windows; and
 - e. Two poles are proposed at the bottom of the existing banners to better secure them and will be anchored into the mortar joints; now

Therefore be it resolved that CB2, Man. recommends:

Approval of the application provided that the ground floor infill is in wood, painted to match the windows in the upper floors, and that the main entrance doors be wider and higher in proportion to the surround.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on March 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. ***275 Canal St. - Application is to install new ground floor infill and new windows in the upper floors on the Canal Street facade.**

Whereas:

- a. The existing infill and windows are an untidy collection of windows and doors and the facade is deteriorated in certain places; and
- b. The proposal is to restore the facade, install two over two windows with transoms on the second and third floor and one over one windows the upper floors, reproducing the original windows throughout; and
- c. The historically referenced minimally recessed infill and windows' wood are painted black and the pilasters and sign band, with unusually large lettering for the width of the band, are painted off white; and
- d. One discreet blade sign of an acceptable size is to be installed on the eastern pilaster; now

Therefore be it resolved that CB2, Man. recommends **approval** of the application provided that the size of the lettering in the sign band be reduced.

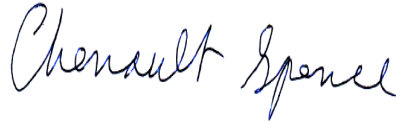
Vote: Unanimous, with 34 Board members in favor.

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. Nydia M. Velazquez, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, 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. Carlina Rivera, Council Member
Ali Rasoulinejad, Director of Government & Community Relations, LPC