

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

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May 25, 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 May 24, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. 176 Lafayette St. - Application is to establish a Master Plan governing the future installation of painted and/or fabric wall signs.

Whereas:

- a. The proposed area of the sign on a secondary facade is 150 Square feet, occupies 3% of the façade and the positioning appears to conform to applicable regulations; and
- b. The applicant did not present details about the design parameters which are controlled by landmarks regulations; and
- c. The proposed methods of application are the historically correct paint applied to the brick and an unacceptable method of a fabric sign attached to the wall by brackets; and
- d. The applicants appeared before the Full CB2, Man. Board on 5/24/18, stating they will agree to using paint directly on the building's wall and will not use fabric for this sign; now

Therefore be it resolved that CB2, Man. recommends:

- a. **Approval** of the size, placement, content, provided that staff review and confirm that in all aspects it conforms to applicable regulations; and
- b. That the use of fabric or any medium other than paint on brick be **denied**.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 24, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **640 Broadway** – Application is to restore second means of egress to apartment on the 4th floor by extending the fire escape landing in the manner established under previous renovations.

Whereas:

The proposed landing matches the original metal work of the fire escape and replicates the extensions installed prior to and after designation; now.

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

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 24, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **152 Mercer St.** – Application is to install storefront infill.

Whereas

- a. The proposal is to replicate design for infill in the same size opening as the opposite end of the facade; and
- b. The applicant represented that the design for the referenced opening has been approved by the Commission and did not provide details of the design nor evidence of the approval; and
- c. The design, as presented in one elevation drawing replicates the referenced infill in a suitable design and materials with an acceptable modification of the doors to accommodate structural conditions; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application provided that staff verifies that the referenced infill has been approved and that the proposed infill follows the design faithfully.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 24, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **224 Centre St. – Application is to install a handicap accessible ramp, cast iron entry doors, and new wooden storefronts.**
- a. A concrete ramp tinted to match the brownstone base of the building is proposed on Baxter Street in a position that causes the minimum disturbance of historic materials; and
 - b. Brownstone material that is removed to accommodate the installation will be preserved for use in repairing the base elsewhere on the building; and
 - c. The width is 44 inches and in all respects the ramp and the entry appear to conform to applicable regulations; and
 - d. A uniform historic style storefront infill in existing bays in the three facades with single pane display windows incorporates the design of a molding copied from a hidden historic example; and
 - e. The single pane windows are non historic and make an unwelcome interruption the strong vertical design of the façade; and
 - f. An illustration of the building in its original condition clearly shows six pane windows in the ground floor openings which enhance the overall appearance of the building and do not unduly hamper the visibility necessary for intended retail use of the space; and
 - g. Cast iron tracery doors from the late 19th century with a metal surround, transom, and sidelights are to be installed in the main entryway; and

- h. The two doors (2'6" x 7') are from a later period than the building however they are from the period of the roof modification from a dome to a mansard design and they do not detract from the building; and
- i. The surround with sidelights and transom are in metal with a question as to whether the opening is of sufficient width to accommodate the sidelights; now

Therefore be it resolved that CB2, Man. recommends:

- a. **Approval** of the sidewalk ramp; and
- b. **Denial** of the infill unless the windows are divided according to the six pane historic design; and
- e. **Approval** of the entry according to the design submitted with the sidelights as illustrated, or with panels where the sidelights are shown, if their installation is not practical.

Vote: Unanimous, with 41 Board members in favor.

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At its Full Board meeting on May 24, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 114 Prince St. – Application is to install storefront infill, paint the façade and replace fire hydrant with brass finish one.

Whereas:

- a. The building is an iconic example of classic SoHo cast iron construction and is remarkably preserved with an intact ground floor and an historic color scheme that enhances the overall design of the building; and
- b. The proposal is to replace the doorway in kind, increase the height of the two single pane show windows by the removal of the intact, original cast iron bulkheads and replace them with a non-historic design in inappropriate material, and
- c. The proposal is to paint the ground floor between the side columns in dark gray which obscures the fine cast iron detail and destroys the visual unity of the building; now

Therefore be it resolved that CB2, Man. recommends:

- a. Denial of the alterations to the facade; and
- b. Denial of the painting of any part of the facade in a color that does not match the existing color of upper stories; and
- c. Approval of the restoration or replication in kind of the doors.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 24, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 30 Cooper Sq. – Application is to install a fire suppression system including 2 water tanks on the roof.

Whereas:

- a. The existing tank toward the front of the building will remain and
- b. The new tanks are in wood of a classic design matching an existing tank on a neighboring building to the north and mechanical equipment is placed on the roof at the rear; and
- c. Care has been taken to position the tanks and mechanical equipment in a position that affords the least possible visibility and the visibility from public thoroughfares is minimal and not objectionable; now

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

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 24, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. 54 Morton St. – Application is to convert a multi-family building into a single-family residence.

(LAID OVER)

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Dear Chair Srinivasan:

At its Full Board meeting on May 24, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 8. 430 West Broadway** - Application is for the demolition of the existing commercial building and the construction of a new commercial building.

Whereas:

- a. The existing building is from 1986 with alterations in 1987 and characterized as being non-contributing to the district; and
- b. Numerous examples of historic buildings in the neighborhood were shown to illustrate the massing and façade typical to the area which were represented as inspiration for the design; and
- c. The proposed building is six stories with a set back penthouse and the cornice line of the adjoining, shorter building falls awkwardly in the middle of the sixth story window line; and the height of the building at the street wall is 84' (higher than any neighbors in the block) with the roof of the penthouse at 98' and the elevator housing at 112', and
- d. The façade is in thin, long, rectangular, light variegated brick of a contemporary design with no reference to historical materials in the district; and
- e. The windows in various dimensions are uniform in design with masking frames of metal filigree, which were represented as being derived from sidewalk and stair vault lights and are set into the glass; and
- d. The windows are recessed into the brick facade which is without any reflection of the detailing or ornamentation shown in the reference material as the presumed inspiration for the design; and

- e. The lack of detailing or ornamentation with central division as the sole vertical emphasis and no evident horizontal expression, both of which are evident in typical buildings of the district, gives the façade a geometric appearance; and
- f. The penthouse is in zinc panels and the safety railing is overly heavy owing to its being filled with the filigree metal used in the window screens; and
- g. There was considerable oral and written objection to the application by residents of the neighborhood; and
- h. The actual and visual bulk, owing to the height together with the unrelieved plainness of the façade and complete disregard for integration into the streetscape, results in a brutalist building that is an unwelcome intrusion in the block and in the historic neighborhood.
- i. It is unlikely that the bulk and plainness of the design can be modified to the extent that it will be acceptable for the district; now

Therefore be it resolved that CB2, Man. recommends:

Approval of the demolition of the existing building; and

Denial of this application for a most unsuitable and unwelcome intrusion into the SoHo neighborhood.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 24, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 9. 405 W. 13th St.** – Application is to extend and restore existing 3-story building to 6 stories, with the new portion setback 20'-0" from the existing street façade.

Whereas:

- a. The 13th Street façade, the original rear façade of a block through building, is preserved close to its original form, including a considerable amount of detailing and a reasonably intact metal canopy/marquee with a more elaborate original façade on 14th street; and
- b. The block has higher buildings than are typical in the district with a new eight story building to the west and a historic six story building to the east; and
- c. On 13th Street, the historically referenced charcoal gray storefront infill is a contemporary adaptation of the original design with 20" bulkheads and prismatic glass in the transoms; and
- d. The marquee will be restored and have two hanging blade signs (2' X 3') and an end sign as depicted in a historic photograph; and
- e. The windows in the second and third stories will be replaced with nine over nine double hung; and
- f. The three story addition is set back 20' from the façade and, though visible, lies well between the two taller buildings on either side; and

- g. The façade is in glass and dull silver finish metal with references to piers and spandrels in prismatic glass and central windows with operable casement side windows in clear glass in each bay; and
- h. With excessive and busy detailing in metal and a typical window layout that does not respect the arrangement or operation of the windows in the original building, the Arts and Crafts aesthetic of the original building is not well referenced and the addition appears alien to the original building.
- i. The 14th Street façade is to be restored and the rooftop addition is not visible from the 14th Street side and a small portion of the elevator housing and bulkhead are minimally visible from a distance; now

Therefore be it resolved that CB2, Man. recommends:

- a. **Approval** of the restoration of façades, ground floor infill, and the canopy restoration and signs provided staff confirm that the signs conform to landmarks regulations for signs attached to the canopy in the district; and
- b. **Denial** of the addition unless the design is considerably simplified especially with respect to the horizontal screening elements and that the size and placement of the windows follow layout of the floors below.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 24, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. 51 Greene St. – Application is to extend the existing fire escape, a new ladder and railing on the front of the building to provide a second mean of egress for roof occupancy.

- a. The ladder extends from an extension of the top floor fire escape landing that matches landings on the floors below to the rooftop and does not invade the historic parapet; and
- b. The required safety roof railing is black and set back 2' from the front of the cornice in line with the façade and is not objectionably visible; now

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

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 24, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. IFC Center Related Applications: *323-25 6th Ave. - Application is to modify storefront infill; ***327 6th Ave.**-Application is to modify storefront infill and construct a rooftop addition; ***14-16 Cornelia St.** – Application is to modify previously approved façade design for new building which will connect to the rear of existing theater complex.

Whereas:

- a. The presentation was accompanied with illustrations that were repeatedly described by the applicant as incomplete, were lacking in important details and, in numbers of instances, no clarification could be provided; and
- b. The application was considerably modified from the previous application to the extent that it was approached as a new application especially with the respect to the change of the Cornelia Street portion of the building from theatre lobbies on all floors to one theatre lobby, an emergency exit for the theatres, and a residential entrance on the ground floor and apartments above; and

***327 6th Ave.**

- c. On the 6th Avenue portion the applicant is adding a new building to the north and a modified street and upper south façade. The decorative metal panels will be removed to reveal a plain limestone color stucco facade with vertical elements copied from the 1937 Waverly Theatre photograph and a central window shown replaced by a signboard; and
- d. The plain stucco extends to a line below the bottom of the marquee whereas the Waverly photograph shows dark horizontal stripped panels behind and to the top of the marquee which reduce the large stucco area above and enhance the marquee's appearance; and

- e. The ground floor addition will have considerable glass door areas and scant horizontal moldings derived from the Waverly photograph with the entry extending along the front of the adjoining building to the north; and
- f. The adjoining building is to be increased by three stories with no setback and the additional floors have an upper façade of angled brick and zinc panels; and
- g. The adjoining building accommodates considerable mechanical equipment that is masked by a fence in a light neutral color; and

***14-16 Cornelia St.**

- h. The applicant stated that the design has few references to the historic streetscape of this remarkably preserved village lane and this was deliberate - the new facade was intended to stand out as a "new" building; and
- i. the ground floor of the building serves as a large lobby for the theatre with apartments above; and
- j. The ground floor consist of large windows, non contextual graffiti prone zinc metal panels for the lobby, an emergency exit, and a residential entry all in a generic style that does not reflect the historic district's architectural context or streetscape, and which offers no relief to the residential block from its bright and intrusive use as a lobby; and
- k. The upper floor's façade is odd angled brick panels and randomly placed windows of various sizes, most of which are extremely narrow and tall and do not harmonizes with the adjacent buildings; and
- l. The extremely plain parapet/cornice is aligned with adjacent buildings cornice; and
- m. The application, in the architect's own words, was represented as not being concerned with "referring to anything historic" and clearly does not reference or respect the overall design, rhythm, scale, and materials of neighboring buildings; and is instead a reiteration of the applicant's own prior proposal for an aggressively commercial building that ignores the historic district generally and specifically ignores this special, pristine and historic block and that was recommended to be denied by CB2 in 2015; and
- n. There were detailed testimonies, both oral and written, in opposition to the application from the Central Village Block Association and other members of the public; and
- o. The Cornelia Street façade serves no commercial purpose and it will therefore cause no harm to the applicant to have its appearance be in harmony with the streetscape rather than derived from the style of the distinctly commercial façade on Sixth Avenue; and
- p. At the CB2, Man. Full Board meeting, IFC's General Manager John Vanco represented that, based on the Community's criticisms of the Cornelia Street façade, there is future willingness to redesign what was presented; now

Therefore be it resolved that CB2, Man, recommends:

- a. That the Sixth Avenue façade be **approved** provided that there is a stronger horizontal element referenced in the 1937 Waverly Theatre photograph showing an art deco treatment of dark horizontal band running the full width of the building and up to the top edge of the marquee; and
- b. **Denial** of the Cornelia Street façade in every respect except its height.

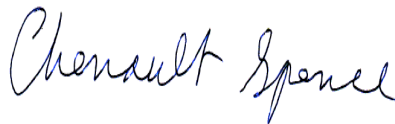
Vote: Unanimous, with 41 Board members in favor.

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