

Tobi Bergman, *Chair*
Terri Cude, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Susan Wittenberg, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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May 22, 2015

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 21, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1 - LPC Item: 9 Vandam Street, Charlton-King-Vandam Historic District A Federal style reowhouse built in 1829-30. Resubmission of previous application with modifications to the rear yard extension and reduction in size. Also, move excavation away from neighbor.

Whereas, this original application was heard by CB #2 previously and the resolution at that time stated that CB2, Man. recommended approval of the work on the front of the façade, but

CB2, Man. recommended denial of so massive a rear extension, and was concerned about the replacing so much soil with impremeable material which could negatively impact the water table, drainage, run off, and aquifer of the area which is in a flood plain, and also

CB2, Man. had requested that LPC mandate an angle of repose in the cellar excavation so that the excavation would not endanger the foundation of the adjacent Federal building, and

Whereas, the changes to the building's bulk seems acceptable with the 3rd floor pulled back 3', reducing the amount of the bulk from 39% to 29% over the permitted, but

Whereas, CB2, Man. still has concerns about the excavation and work in the rear yard since this building formerly had no cellar and will be excavated to 18' deep and the rear yard excavated a similar amount to accommodate a swimming pool, with only 3' of space between the cellar and the adjoining properties and only 1' of space between the rear yard and the adjoining properties on either side, and

Whereas, CB2, Man. still has concerns about the impact on the water table, drainage, run-off, and aquifer by the replacement of so much soil with impermeable material for site in a flood plain.

Therefore, CB2, Man. recommends approval of the changes to the bulk of the building by the reduction of the 3rd floor, but still recommends denial of the proposed excavation because of danger to adjoining properties and the adjoining area.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 21, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2 - LPC Item: 131-135 Prince Street, Application to add glass window metal signage and alter hanging signage on both storefronts.

Whereas, the glass transoms above the store windows are not original, but a close approximation to the original, and

Whereas the signage, presently on the store windows would be replaced with decorative metal lettering attached to the transoms with steel brackets and the current hanging bracket signs replaced with new bracket signs extending from the masonry columns on either side of the main entrance, and

Whereas, the brackets signs are acceptable, but the metal lettering signs attached to the glass transom are not appropriate and the precedence shown to validate them we did not feel were valid,

Therefore, CB2, Man. recommends approval of the bracket signs proposed, but recommends denial of the signs attached to the glass transoms.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 21, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3 - LPC Item: 35 Crosby Street, Application is for exterior restoration including reconstruction of brick masonry, portion of street façade in kind to match historic configuration.

Whereas, the application is to restore this 1850 building by a major reconstruction including replacing the windows with 2 over 2 windows, restoring the window lintels, and replacing the 5th floor windows in the appropriate style, and

Whereas, the existing wooden cornice which is in good condition will be reused rather than replaced.

Therefore, CB2, Man. recommends approval of this application for 35 Crosby Street.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 21, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4 - LPC Violation Item: 199 Lafayette Street, aka 195-205 Lafayette Street, Art work installed without permits.

This application was laid over until the next meeting because the applicant's presentation was not complete enough to be voted on.

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Dear Chair Srinivasan:

At its Full Board meeting on May 21, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

355 Bleeker Street –Greenwich Village Historic District 17-0185 –Block 620, Lot 44, Zoned C16
A row house built in 1829/1830.

Application is to legalize window replacement and storefront alterations performed without Landmarks Preservation Commission permits

Whereas, the historic bulkhead has been removed and replaced with a lower 14 inch high bulkhead;
and

Whereas, the historic wooden window frames have been replaced with aluminum; and

Whereas, the historic stone sign band has been covered with aluminum; and

Whereas, these alterations were performed without Landmarks Preservation Commission permits which are required for such work in a Historic District; therefore

Be it resolved that CB2, Man. recommends denial of the application unless the aluminum frames are covered with wood trim and the covering is removed from the sign band.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 21, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

289 Bleeker Street Greenwich Village Historic District 17-0606 –Block 590, Lot 53, Zoned C2-6
A vernacular building built c.1870-80.
Application is to modify the storefront

Whereas, the present condition is an historically sensitive, contemporary infill which is in keeping with the neighborhood with fixed windows; and

Whereas, the proposal is to replace the two large fixed windows with four full length folding doors that would open a large portion of the infill to create a void; and

Whereas, the open doors would present no façade, no street wall at all for a large portion of the infill, would permit noise to spill into the neighborhood and would invite sidewalk seating on an already congested street corner; and

Whereas, a neighbor spoke against the project on account of noise and congestion and a representative of the Central Village Block Association represented that the Association is on record as opposing similar proposals in the neighborhood; therefore

Be it resolved that CB2, Man. recommends denial of this application.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 21, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

30 Jane Street -Greenwich Village Historic District 16-9427 –Block 615, Lot 62, Zoned R6
A stable building built in 1870.
Application is to install a marquee.

Whereas, the present condition is an exceptional, pristine, sensitive contemporary adaptive use of a stable building incorporating a large, unique inner forecourt; and

Whereas, the proposal is for contemporary style overhang in steel, 4' square with recessed letters on the sides and situated over the residential entrance door; and

Whereas, the overhang is proposed to be attached into the stone lintel, thereby causing harm to historic fabric; and

Whereas, the removal of the awning would result in unacceptable patching or unacceptable replacement of historic fabric; therefore

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

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 21, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

475 6th Avenue, aka 475485 6th Avenue and 100 114 West 12th Street Greenwich Village Historic District. 16-7516 Block 607, Lot 38, Zoned C17, R6

An apartment building designed by Horace Ginsbern & Associates and built in 1956.

Application is to establish a Master Plan governing the future installation of storefront signage and lighting

Whereas, the proposal is for two or three 24 inch high acrylic faced signs with interior lighting and one or two 18” high non-illuminated signs on a raceway along the length of the 7’-10” spandrel area on the 6th Avenue façade; and

Whereas, the signage for the two prior tenants was one logo sign centered in the same area; and

Whereas, the design of the signs is large, brash, inappropriate to the district and overwhelms the façade; and

Whereas, the signs’ details will be proposed by the tenants and therefore the generic presentation gives no assurance about the final appearance; and

Whereas, a master plan for signage must present a design that can be reasonably envisioned as it will appear when implemented; and

Whereas, the number and, size, and arrangement of the signs according to the proposal is so variable that it does not constitute a master plan but rather presents a menu of possibilities, none of which is acceptable; and

Whereas, this proposal does harm and cause retrogression to the gradual improvement of commercial properties along 6th Avenue in the district; therefore

Be it resolved that CB2, Man. recommends denial of this application.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 21, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

837 Washington St. Application is to propose addition of new exterior signage on the 2nd floor in addendum to changes to the storefront fenestration along Washington and 13th Streets for the Building.

Whereas, the proposal is for 2' 2'' brushed stainless steel letters with reflected light shining onto the masonry on the upper spandrel of the base building, and

Whereas, the infill is to be reconfigured with two entrances to the retail space and signs, 8'' high with brushed stainless steel letters, and

Whereas, the alterations to the infill design enhances the simple design of the building; therefore

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

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 21, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

170 Sullivan Street -MacDougal Sullivan Gardens Historic District 170150 –Block 526, Lot 74, Zoned R7-2

A row house built in 1844 and redesigned in the neo-Federal style by Hyde and Joannes in the 1920's. Application is to paint the building

Whereas, the near-black color proposed is in keeping with other houses in this exceptional enclave and the color lies well with the adjoining houses; therefore

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

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 21, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

400 West Broadway - SoHo-Cast Iron Historic District Extension 17-0121 – Block 488, Lot 22,
Zoned M1-5A

An Italianate style store building designed by William Jose and built in 1870-71, and altered in the late 20th century. Application is to install a new storefront infill and signage.

Whereas, the present ground floor design compromises the integrity of the building; and

Whereas, the proposal is to expose the cast iron columns and spandrel, introduce an inventive back painted glass with gold leaf in the transom and as a decorative element on the columns, and cover the bulkhead in delicately cut sheet metal and recess the doorway; and

Whereas, the columns and trim are to be painted black; and

Whereas, the design respects the integrity of the building with a contemporary design;

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

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on May 21, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

A resolution opposing New York City Council Intro 775, which imposes constraints on the Landmarks Preservation Commission process for review of proposals for individual landmarks, interior landmarks, open areas and historic districts and imposes a 5-year prohibition of further consideration for proposals when review and action are not completed in the allotted time.

Whereas,

1. Proposals for landmark designation should be carefully researched and deliberated with due consideration of the views of Community Boards, interested organizations, and the public;
2. In order to lessen the likelihood of destruction or improper alteration of a proposed property or area, we encourage the LPC to consider the worthiness of any potential or proposed landmark and to calendar it (if so determined) with urgent dispatch.
3. The time between the calendaring of a potential landmark and definitive action by the Commission should be as brief as possible, while ensuring that there is sufficient time for research and deliberations;
4. The existing backlog of proposals before the Commission should be considered with dispatch;
5. The proposed bill places unnecessary and punitive time restraints on the process for determining the consideration of a proposed property for designation and will create unnecessary burdens and pressure on limited LPC staff and members of the Commission and would replace careful deliberation with a decision based on meeting an arbitrary deadline and the pressure to make a decision in the face of losing any opportunity to reconsider the proposed property within five years;
6. Over 90 percent of proposals to the LPC are concluded within two years, therefore there is no pressing need for the proposed schedule of action nor for the five year hiatus provided for in the proposed bill;
7. The five-year limit on reconsidering serves no useful purpose and invites destruction or alteration of possible worthy properties while they are ineligible for reconsideration;

Therefore be it resolved that Community Board 2, Manhattan, after a careful examination and extensive deliberation, opposes City Council Intro 775.

Vote: Unanimous, with 38 Board members in favor.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Tobi Bergman', written in a cursive style.

Tobi Bergman, Chair
Community Board #2, Manhattan

TB/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. Sheldon Silver, Assembly Member
Hon. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Alize Beal, CAU
Emily Rich, Public Information Officer, Landmarks Preservation Commission