

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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September 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 September 19, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1 *17 King St. - Application is to renovate the exterior, installation a full-width, 12-ft. addition in the rear to the basement, 1st, and 2nd floors with a roof terrace above the 2nd floor; demolition of roof dormer to be rebuilt the same size as adjacent dormer, reconfiguration of existing rear dormer, and modification to front dormer.

(laid over)

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One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 19, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2 *301 Canal St. & 419-421 Broadway – Application is to demolish the existing buildings and construct a new office building on both lots with ground floor retail use

Whereas:

- A The current buildings on the site are listed as non-contributing because they have been significantly altered and it was represented by the applicant that only slight vestiges of historical materials exist; and
- B The demolition of the buildings would not adversely affect the historic character of the district; and
- C The proposed building is 122'-8" high with rooftop equipment extending to 135'-8" with a commercial ground floor, six stories for offices of uniform height above and topped by a penthouse level surrounded by a full floor colonnade and a waiver is being sought for elimination of a set-back at 85'; and
- D Though buildings of similar height north on Broadway have replaced demolished buildings, it is on a prominent corner and disturbs the respect for the scale of the immediate area with its principal impact's being out of scale with the tallest buildings on Canal Street (as represented in material provided by the applicant) and its bulk is an intrusion on the streetscape, where its corner location makes it loom.
- E CB2, Man. has no objection to the façade design details of the building; and
- F The ground floor is proposed as a master plan for generic retail storefront infill with disproportionately low bulkheads at the display windows; and

- G The six floors above are clad in zinc with decorative elements on the faces in a busy abstract design that is without historic reference and the windows are two over two, typical of the district.
- H The full colonnade with round columns at the penthouse level is bulky, heavy and unharmonious with the building itself and with the style of buildings in the neighborhood and is completely without historical reference in the district and calls undue attention to itself as a decorative branding element; and
- I There was considerable opposition from the public to the application, especially with regard to height and bulk; now

Therefore be it resolved that CB2, Man. recommends:

- A Denial** of the height, and recommends that the height be reduced to align with the existing taller buildings on the north side of Canal Street and that the upper floors be diminished in height and weight of the pilasters according to numerous examples in the district; and
- B Denial** of the colonnade, and that the cornice cap the top floor below the penthouse; and
- C Denial** of the decorative elements on face of the pilasters, and that their design have historical reference from the district and that an actual sample of the revised design be shown to the Commission for evaluation; and
- D Denial** of the unsubstantial storefront bulkheads, and that they align with the bulkhead of the building at 423 Broadway

Vote: Unanimous, with 34 Board members in favor.

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One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 19, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3 *423 Broadway – Application is to alter existing rear extension and rear dormers, alter existing fire escape, and restoration of the façade including recreation of historic storefront.

Whereas:

- A The building is an historic dwelling that has been considerably altered and is proposed to be restored to the late 19th century example shown in photographs; and
- B The cornice, pointing, and lintels will be repaired or replaced as necessary; and
- C The non-historic fire escape drop ladder will be removed and the baskets restored according to usual practice in the case of existing decorative fire escapes that are no longer required for egress; and
- D The roof will be clad in slate, the rear third floor dormer will be enlarged and the second floor facade will be restored; and
- E The extensions will be restored and the cellar excavated 8' to align with the neighboring property and a communicating doorway will be cut between the buildings; 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 September 19, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4 *423 Broadway – Application is to request that LPC issue a report to the City Planning Commission in connection with a Section 74-711 application that will allow for bulk and use waivers for the new building and the landmark building.

Whereas:

The CB2 Land Use & Business Development Committee has not reviewed the zoning implications relevant to this application;

Therefore be it resolved that CB2, Man. has no position regarding the bulk and use waivers pertaining to this application.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 19, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5 *51 Macdougall St. - Application is to enlarge the 1st and 2nd floor on the Houston St. frontage, and install a penthouse addition at the rooftop.

Whereas:

- A The row house presents an unusual condition occasioned by the demolition of neighboring houses to the North in the widening of Houston Street and a playground to the West which transformed the property into a corner lot, exposing a side wall and rear façade and making it highly visible from great distances to the North, East, and West.
- B The front façade and rear upper stories are to be sensitively restored according to historic photographs, including a new wooden projecting infill storefront, a new entry, pointing, and new windows.
- C The north wall will have rows of windows on the east and west ends and be clad in a new coursing of brick matching the original brick in the manner of a typical corner row house in the district; and
- D A two-story extension at the back (west) of the building has a ground floor commercial storefront which is in the style of the south façade historic infill is typical of row houses on corner lots in the district; and
- E The penthouse is aggressively bulky and extremely visible and includes living space, the required stair bulkhead, and HVAC equipment; and

F The new brick cladding which eliminates the unsightly raw side wall, and extension, though new, are harmonious with building's now being a corner property and the historic character of the building; and

G Apart from the penthouse, the restorations, modifications and additions are welcome improvements to the building at a highly visible corner; now

Therefore be it resolved that CB2, Man. recommends:

A Approval of the front façade, rear wall upper stories, north side wall, and addition; and

B Denial of the rooftop penthouse, and recommends confining any rooftop construction to the minimum footprint and height to accommodate the required stairway and HVAC equipment and that it be painted in a light color to minimize the appearance of its bulk.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 19, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

6 *337 Lafayette St. – Application is to install 3 flagpoles and flags

Whereas:

- A The two signs on Lafayette Street and one sign on Bleecker Street are hung from horizontal poles with tieback at the second floor level and are 8' tall and 5' wide with black lettering 2' wide and 5' tall; and
- B The signs are out of scale with the height of the building and with the second floor windows; and
- C The lettering is simple and harmonious with the building's design; now

Therefore be it resolved that CB2, Man. recommends:

- A Approval** of the text as suitable in size and design; and
- B** That the application be **denied** unless the signs are reduced in size to approximately the size of the border around the text (2' x 5'), are hung closer to the building, and that the supports are anchored into the mortar joints.

Vote: Passed, with 33 Board members in favor, and 1 in opposition (D. Diether).

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Dear Chair Srinivasan:

At its Full Board meeting on September 19, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7 ***182-184 Waverly Pl. & 156-158 W. 10th St.** –Application is to add rooftop egress and mechanical bulkheads, add roof decks, add areaway fencing and gates, change rear window patterns, minor changes to an existing storefront including new trash enclosures, and a rear yard addition including minor excavation.

(laid over)

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Dear Chair Srinivasan:

At its Full Board meeting on September 19, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8 ***180 Prince St.** - Application is to correct a violation by demolishing an existing rear yard greenhouse, to install a green roof over a cellar kitchen with an ADA lift in the rear yard, replacement of rooftop HVAC equipment, and minor changes to the building's rear façade.

Whereas:

- A A greenhouse, which is in violation, is being demolished; and
- B The rear cellar is to be excavated an additional 6'-7" to accommodate a relocated kitchen and will have a green roof; and
- C A required handicapped lift to access the cellar is in the corner of the roof, next to the building;
- D The modifications do not adversely affect the surrounding properties; and
- E Replacement HVAC and exhaust systems on the roof are not visible from any public thoroughfare; 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 September 19, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9 ***181 Bleeker St.** – Application is to partially reconstruct the façade and to replace windows due to structural issues with the existing façade.

- A The façade contains no original or historically significant material and is deteriorated to the extent that the masonry façade is to be demolished; and
- B The new masonry façade (limited to above the ground floor) is to replicate the presumed brick appearance, type and coursing of the original construction and is to be verified when the existing façade is removed; and
- C The second and third floor windows are to be replaced with wood windows 2 over 2 to replicate the original size and configuration
- D An unusual heavy banding immediately above the second floor windows is an unwelcome later addition to the building; and
- E The lack of basic masonry detailing in the proposal and absence of a replacement cornice results in a “half restoration” that does not meet the standards expected for a reconstructed façade in a historic district and results in the appearance of a building that has been stripped and minimally restored; and
- F The ground floor infill will be the subject of a separate application by the commercial tenant; now

Therefore it resolved that CB2 Manhattan recommends **denial** of the application in that the replacement façade is overall a “half restoration” in the style of the original façade but missing important details, especially the cornice, to make it an acceptable restoration in a historic district.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 19, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 10 ***59 Greenwich Ave.** - Application is to restore front and rear façades to historic conditions, construct visible rooftop stair bulkhead, mechanical equipment/screening and guard railing, construct non-visible as-of-right rear addition at the cellar and first floor, modify rear façade at second floor to install minimally visible door and 6' brick privacy wall around proposed terrace.
- A The facade, windows, masonry, parlor level cast iron balcony will be restored according to a clear photograph of the original condition; and
- B The exceptions to the photograph depiction are to lower the entrances to grade level to confirm to ADA requirements and required sidelights at the entrances; and
- C The storefront will protrude beyond the property line as shown in the historic photograph provided that it is approved by the Department of Transportation and if the approval is not granted a flat storefront infill of similar design will be used;
- D The rear façade on the third and fourth stories and the cornice are to be restored to historic conditions; and
- E The rear facade parlor floor windows and door are to be replaced with a metal small pane style window and door infill and the rear ground floor is to be extended to the property line and a solid fence is to enclose the outdoor terrace at the parlor level to mask the view and noise of mechanical equipment on adjoining properties; and
- F The applicant represented that the parlor floor extension and fence do not impact any residential portions of the neighboring buildings; and

G There will be benching, underpinning and excavation for the elevator pit and the cellar; and

H Clearly visible (especially from Perry Street), but not objectionable is the stair bulkhead, elevator overrun and mechanical equipment on the roof, as well as the three flues of the adjoining building which will be extended above the rooftop bulkhead in an unobtrusive manner; and

K The overall restoration of the building is of an unusually high quality with respect to materials and detail; now

Therefore be it resolved that CB2, Man. recommends:

A Approval of the restoration of the building; and

B Approval of the cellar excavation provided that care is taken to ensure the integrity of the building and the neighboring properties.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 19, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11 ***59 Greenwich Ave.** - Application requesting that LPC issue a report to City Planning Commission in support of a special permit pursuant to Zoning Resolution Section 74-711 for modification of use and bulk regulations to allow Use Group 6 salon use on second story and retain existing rear window location for legal light/air.

Whereas:

The CB2 Land Use & Business Development Committee has not reviewed the zoning implications relevant to this application;

Therefore be it resolved that CB2, Man. has no position regarding the bulk and use waivers pertaining to this application.

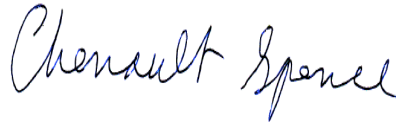
Vote: Unanimous, with 34 Board members in favor.

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. Daniel L. Squadron, NY State Senator
Hon. Deborah J. Glick, Asse Assembly Member mbly Member
Hon. Yuh-Line Niou,
Hon. Gale A, Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Lauren George, LPC