

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



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

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May 20, 2016

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

**1. 247 W. 12th St.** – Application is to install a marquee at the W. 12th St. entrance

#### **Whereas:**

- A. The entrance to the building currently has a 1'-0" deep marquee; and
- B. The proposed marquee would be attached to the building in a manner that respects the distinctive brickwork above the entry; and
- C. The proposed 4 down-facing lights are intended simply to illuminate the entry; and
- D. The proposed marquee is 5'-0" deep, greatly increasing its visibility and impact on this side street where marquees are atypical; now

**Therefore be it resolved:** that CB2, Man. recommends denial of the marquee unless its projection is reduced from 5'-0" to 3'-0".

Vote: Unanimous, with 34 Board members in favor.

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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. 85-89 Jane Street** - Application is to construct rooftop additions, raise the height of the street wall, and alter the rear facade.

### Whereas:

- A. The proposed additions, street wall fenestration, and overall choice of materials are conceptually rooted in industrial references, such as factory smokestacks and steel windows, referenced from outside the designated historic district, and disrespect the rhythm and proportion of Jane Street's residential and commercial, rather than industrial character; and
- B. The design presented has two imposing, highly visible towers with a domineering street wall; and
- C. The proposed towers, at heights of 80' and 90', would impose a stark self-referenced intrusion on the intimate streetscape of this low rise block both in massing and materials, most notably in the use of translucent glass for the library tower, asserting a monolithic glow-in-the-dark presence on a quiet Village street; and
- D. The addition of a 40' street wall structure and the removal of the existing parapet at 89 Jane shifts the characteristic architectural tone away from the Greenwich Village Historic District and suggests a contemporary take on a medieval fortress surrounding an ivory tower, the severity of which could be mitigated by the preservation of the parapet and stepping back of the street wall; and
- E. The rough hewn wood proposed at 85 Jane, while referencing the material of water towers, is without reference to the typography of the existing 1892 structure; and

- F. The proposal includes restoration work to the front façade of 85 Jane and the restoration of the original buff colored brick; and
- G. Several letters were received and close to 100 people from the community came to the committee meeting to express opposition to the proposal, more than 20 of whom , including individuals speaking on behalf of the Jane St. Block Association, the Greenwich Village Community Task Force, Preserve Jane Street, as well as Andrew Berman of GVSHP, voiced concerns regarding the negative impact of the proposal on the streetscape, it's contextual confusion, the insensitive scale of the towers and the street wall, and the detrimental precedential impact of the proposal on the historic district; and
- H. The proposed landscaped roof gardens are a welcome and environmentally sensitive addition to the flat roofs; now

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

- A. That the rooftop additions be denied.
- B. That the raising of the street wall as currently proposed be denied.
- C. That the alterations to the rear façade be denied.
- D. That the proposed restoration work to the front facade, including the restoration of the brick to it's original buff color, be approved.

Vote: Unanimous, with 34 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. 183 W. 10th.** – Application is to replace an existing storefront.

**Whereas:**

- A. The existing aluminum storefront will be removed and replaced with a painted wood framed storefront with glass transoms and an 18” bulkhead with recessed panels and ogee detailing; and
- B. The existing retractable awnings are to remain; and
- C. The proposal respects the original cast iron columns of the 1897 building; and
- D. The existing painted stucco sign band will remain and the proposed lettering is of reasonable scale; and
- E. The illumination of the sign band consists of three goosenecked light fixtures; and
- F. The windows will be operable accordion-style windows opening out on to the street and do not suit the building; now

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

- A. That the removal of the existing aluminum storefront be approved.
- B. That the replacement wood framed storefront be approved.

C. That the signage and illumination be approved.

D. That the accordian style windows be denied.

Vote: Unanimous, with 34 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. 23 E. 10th Street**– Application for a “Distinctive Sidewalk” (sidewalk replacement project) (This item will be heard at the Arts Commission hearing on June 1st)

**Whereas:**

- A. The proposal seeks to unify disparate sidewalk elements; and
- B. The proposed work will maintain the existing portions of granite sidewalk; and
- B. The proposal must conform to strict DOT guidelines; and
- C. The single most important visual element of the proposal is the choice of color, both in hue and value; now

**Therefore be it resolved:** that CB2, Man. recommends approval of the proposal, noting the critical importance of color selection to it’s visual success.

Vote: Unanimous, with 34 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. 34 Dominick Street** – Application is to add an attached non-commercial greenhouse in the rear, a stair bulkhead and roof deck at the roof, and convert a 2-family dwelling to a 1-family dwelling.

**Whereas:**

- A. The proposed rear greenhouse is of modest proportion and does not other than the removal of a previous addition, disturb the existing rear facade; and
- B. The proposed raised parapet walls are to be of reclaimed brick and harmonious with the existing 1826 house; and
- C. The proposed roof deck, bulkhead and guardrail are minimally, if at all, visible; now

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

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **SECOND LANDMARKS MEETING**

**6. \*341 West 11<sup>th</sup> Street** - Application is to replace windows at the 7<sup>th</sup> floor (PH level) with new arch-front units with a historically conforming brick mold at the existing arched masonry opening

#### **Whereas:**

- A. The proposal seeks to remedy an open violation from 2001 regarding non-conforming windows installed without a permit on the building's two street-facing facades; and
- B. The proposed windows are metal-framed sash windows with a glass arch curved to match the profile of the existing masonry opening, surrounded by a square frame; and
- C. The square metal frame becomes visible when the top sash is down, thereby revealing the contemporary structure of the window; and
- D. The proposed remedy to the open violation is still an aluminum, rather than painted wood, window, and is still, when open, clearly square rather than curved at the top sash; now

**Therefore be it resolved:** that CB2, Man. recommends denial of the proposed aluminum windows.

Vote: Unanimous, with 34 Board members in favor.



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Dear Chair Srinivasan:

At its Full Board meeting on May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. \*51 Wooster St.-** Application is to replace the doors and paint the façade at ground and basement levels

**Whereas:**

- A. All currently white surfaces and any new framing are to be painted black as per the historic photo; and
- B. The proposal seeks to match and unify several existing facade elements such as one of the doors, a transom, and wood paneling; and
- C. The proposed new door at the parlor level entry is not to be replaced by a double door like the existing one, but rather an asymmetrical door with one operable door and a fixed sidelight, to accommodate delivery of large packages without having to open two doors; now

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

- A. That the paint color as well as the transom, center door, and lower doors be approved
- B. That the proposed parlor level door be denied, unless it conforms to the operable double door configuration of the door which it is replacing.

Vote: Unanimous, with 34 Board members in favor.

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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on May 19, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. \*11 Jane Street.** – Application is to demolish the existing building and construct a new one.

**Whereas:**

- A. The applicant represented that the building proposed to be demolished was represented as “non-contributing”, yet is a handsome building, not without historic significance as an archetypal example of early commercial garages in the neighborhood, several of which have been adaptively repurposed; and
- B. The proposed replacement building offers no meaningful connection to the historic district, and when asked what reference points connected the building specifically to the Village, rather than any other neighborhood, the architect could only offer the weak rationale of eclectism; and
- C. The concept of eclectism as applied here is too broad a rationale to offer any substance, indeed the current proposal offers none of the unique eclectism that characterizes the historic district, and rather than reflecting any of the unique variety of elements of the surrounding district, the building in fact was repeatedly described by the architect as a “regular” building; and
- D. The regularity of the building is reflected in a rhythm and scale that is inconsistent with its mid-block streetscape, and at 95’ high, with 100’ of street frontage, would profoundly and irrevocably alter the character of the block; and
- E. The large scale uninterrupted grid of the facade is dissonant within the context of the low rise intimate streetscape; and

- F. The fenestration reflects a proportion of void to solid that is more appropriate to industrial loft buildings than to this small stretch of Jane Street, with floor to ceiling openings that stand out aggressively and are inconsistent with the rectangular punched, double hung windows that are typical of the architectural vocabulary of the district; and
- G. The light color of the building's pre-cast concrete serves to make the building seem even larger and, according to the architect, is unlikely to age down; and
- H. The overall use of steel in window frames and balustrades, canopy, gates and perforated mesh panels is better suited to another neighborhood; and
- I. The 19' rooftop mechanical unit is unnecessarily massive and could be scaled back; and
- J. Several of the apartment buildings that were used as massing references are of the type that the Landmarks Law was enacted to preclude; and
- K. The negative precedential impact of the scale and type of this building and others like it on small mid-block Village streets is an increasing concern; and
- L. Over 110 members of the community came to the committee meeting to oppose the design, backed up by petitions that were offered with over an additional 100 signatures, a statement from Greenwich Village Society for Historic Preservation was read, and over twenty-five neighbors offered testimony in opposition to the proposal, citing concerns over flagrant disrespect for the character of Jane Street, insufficient information regarding rear façade, inappropriately large scale of rooftop mechanicals, insensitivity of volume, and noting a missed creative opportunity in resolving the complex relationship between new construction and the Greenwich Village Historic District; and
- M. When a developer requests to demolish a building in a designated district, a sense of equity and reciprocity to the architecture, the style, the scale and the inhabitants who have chosen to live in the district demands a more sensitive, less imposing and more respectful result; now

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

- A. Denial of the demolition of the existing garage.
- B. Denial of the building as proposed, due to issues regarding scale, massing, materials, and lack of contextual reference to the surrounding Greenwich Village Historic District.

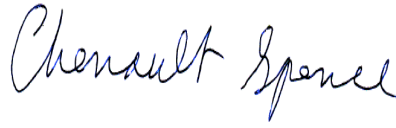
Vote: Unanimous, with 34 Board members in favor.

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

Sincerely,



Tobi Bergman, Chair  
Community Board #2, Manhattan



Chenault Spence, Chair  
Landmarks & Public Aesthetics Committee  
Community Board #2, Manhattan

CS/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  
Lauren George, Director of Government & Community Relations,  
Landmarks Preservation Commission  
Emily Rich, Public Information Officer, Landmarks Preservation Commission