

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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June 19, 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 June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1st LANDMARKS MEETING

1. 2015 Borough Board/Community Board Resolution Recognizing the 50th Anniversary of the NYC Landmarks Law and Value of Preservation

Whereas: In 1965 elected officials signed The New York City Landmarks Law, mandating the protection of historic resources as part of a comprehensive urban planning process and a “public necessity” that is “required in the interest of the health, prosperity, safety and welfare of the people,” and

Whereas: The legitimacy of this process and its public purpose has been upheld by the U.S. Supreme Court, and

Whereas: The Landmarks Law outlines the many reasons for establishing a means to designate and protect buildings and neighborhoods, including fostering civic pride, protecting and enhancing attractions, stimulating tourism and other businesses and overall, strengthening the economy of the city, and

Whereas: The New York Landmarks Preservation Commission has a 50-year record of review and approval of alterations to individual landmarks or buildings located within historic districts, and half of a century later, preservation continues to serve New Yorkers by helping to create a vibrant, livable city, and

Whereas: Preservation Stabilizes Diverse Communities. New York City is not a single monolithic entity but rather a great consolidation of neighborhoods. Preserving the character of those neighborhoods creates stability for the many diverse identities of New York and allows them to flourish without being lost, and

Whereas: Preservation Preserves Affordable Housing. Landmarks and buildings in the city's historic districts in all five boroughs provide protections against demolition, which in turn save hundreds of existing units subject to rent regulation, and

Whereas: Preservation Promotes Investment, Economic Development and Good Jobs. Preservation encourages investment in real estate while stabilizing property values and strengthening the city's tax base. It helps create and protect local jobs in the conservation, reconstruction, manufacturing, film and television, tourism, hospitality and other related industries, and

Whereas: Preservation is Sustainable. The greenest building is the one already built. Most old buildings were designed with a sophistication of thought rather than a sophistication of technology, which, in terms of climate control and energy usage, integrates them with the environment in a way that most new buildings do not. Furthermore, repairing, rehabilitating and re-using buildings and materials saves money, fuel and energy without the waste, debris, noise and truck traffic that new construction generates when it involves the demolition of an existing building, and

Whereas: The New York Times declared that preservation is an "environmental necessity" on the occasion of the 50th Anniversary New York City Landmarks Law and the Landmarks Preservation Commission in April 2015, now

Therefore be it resolved that: CB#2, Man. celebrates the 50th Anniversary of the Landmarks law in 2015 and the ongoing value of our community's distinctive character, landmarks and built heritage, and

Be it further resolved that: CB#2, Man. urge elected officials and citizens throughout the city to support and defend the New York City Landmarks Law, a strong Landmarks Preservation Commission and the distinctive landmarks in our community, both those that are officially designated and those that are currently unprotected.

Vote: Unanimous, with 40 Board members in favor.

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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 June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2 - LPC Item: 112 Prince St. (s.w. corner Greene) - SoHo Cast-Iron Historic District
Application is to vertically extend the elevator bulkhead from 5'2" to 10' for elevator upgrade

Whereas, the increase in height is minimal and will barely be noticed, and the materials are characteristic of the historic district; now

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

Vote: Unanimous, with 40 Board members in favor.

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

Dear Chair Srinivasan:

At its Full Board meeting on June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3 - LPC Item: 666 Broadway (s.w. Bond) - NoHo Historic District Application is to install three bracket signs on the Bond Street and Broadway facades of the building.

Whereas, two expansion bolts used to secure each of the three sign brackets will unnecessarily compromise the original masonry; and

Whereas, this is not really a business sign, but an advertising sign, since its placement at the top of the ground-floor level does not directly relate to the second-floor business which it references, and, thus could confuse – rather than inform – the public; and

Whereas, since the applicant brought up the existing five signs for the ground-floor business, TD Bank, we questioned why there were so many and wondered whether the business had actually received LPC permits to install them; now

Therefore, be it resolved that CB2, Man. recommends denial of this application, since the signs are not directly identifying the business location and compromise the masonry, and, further.

Be it resolved that CB2, Man. requests the Commission determine whether the five existing signs for TD Bank received LPC permits, since the community board does not believe the applicant appeared requesting so much signage.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4 - LPC Item: 264 Mulberry Street - St. Patrick's Old Cathedral - Individual Landmark (1966)

Application is to install a bust of Archbishop John J. Hughes in the east courtyard of the church and to install a glass hatch door in place of an existing steel hatch door in the east courtyard of the church

Whereas, the proposed glass hatch-door will replace a clunky, rusting hatch door, and will enhance the campus; but

Whereas, the proposed statue of Archbishop Hughes would not be appropriate in the courtyard, although the 1966 Designation Report notes "the early history of the Roman Catholic Church in this country relates chiefly to this building and particularly to the person of the great Archbishop, John Hughes"; now

Therefore, be it resolved that CB2, Man. recommends approval of the glass hatch-door and bust and plinth.

Vote: Passed, with 36 Board members in favor, 1 in opposition (C. Dawson) and 3 in abstention (R. Chattree, S. Russo, E. Young).

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Dear Chair Srinivasan:

At its Full Board meeting on June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5 - LPC Item: 475 West Broadway (s.e. Houston) - SoHo Cast-Iron Historic District
Application for renewal of a Master Plan governing the installation of painted wall signs.

Whereas, no complaints have been received regarding these once controversial wall signs, now that a Master Plan has been installed; and

Whereas, the Plan provides a simple and timely solution to the needs of advertisers; now

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

Vote: Unanimous, with 40 Board members in favor.

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NYC Landmarks Preservation Commission
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Dear Chair Srinivasan:

At its Full Board meeting on June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6 - LPC Item: 127 Prince Street
Application is to install a signage

Whereas the Landmarks Preservation Commission's publication *The Certificate of Appropriateness Public Hearing: Information for Applicants* states that "applicants are strongly encouraged to contact the Community Board to arrange for review of the proposal before the public hearing"; and

Whereas the applicant did not contact the Community Board or appear before the Landmarks Committee to present this application; now

Therefore, be it resolved that CB2, Man. recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7 - 168 Bleecker St. - Application is to demolish and install new storefront infill, windows on Bleecker St., and a stair/ramp on the Sullivan St. side as a secondary entrance.

Whereas, a ramp on Sullivan Street is proposed to provide access to the corner commercial space through a newly created entrance which replaces a large show window; and

Whereas, the steps and ramp color is black and face of the ramp in stone to match the water table; and

Whereas, the iron work design is taken from the cornice of the building and examples in the area presumed to be historic; and

Whereas, eight feet remain for sidewalk clearance; and

Whereas, the ramp and steps are a striking intrusion on the integrity of an iconic corner building in a newly created historic district; and

Whereas, the comparable commercial space at the eastern end of the building achieves ADA access with an interior lift that occupies a modest amount of space; and

Whereas, the ramp, if approved, would be less intrusive without steps and with a simpler railing; now

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

Vote: Unanimous, with 40 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8 - 303 Bleecker St. - Application is to install a new storefront.

Whereas, the façade is the rear of the building and this façade was originally a storefront which was infilled with brick in the 1980's;

Whereas, the proposal is to install a storefront conforming to the size of the former storefront minus the entrance to the apartment above and involves no destruction of historic material with a 21" X 13" metal sign above the infill; and

Whereas, the bulkhead and general design of the infill matches the recently approved neighboring building; now

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

Vote: Passed, with 33 Board members in favor, and 7 in opposition (C. Booth, R. Chattree, S. Kent, A. Meadows, L. Rakoff, S. Russo, S. Smith,

9 - 84-86 7th Ave. South. - Application is to legalize painting the façade without LPC permits.

Withdrawn

Tobi Bergman, *Chair*
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Dear Chair Srinivasan:

At its Full Board meeting on June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10 - 14 Horatio St. - Application is to install a new, single storefront.

Whereas, the building is of a modern design period notable for its curved corner façade and certain modest detailing around the entryway; and

Whereas, three storefronts on the 8th Avenue façade are to be combined with commercial space extending north into one store; and

Whereas, the three storefronts will be united into one glass front without bulkhead or detailing and with visible, interior aluminum columns; and

Whereas, the south section of the infill will contain an aluminum sign 7'-6" high and 6'-6" wide with 11" lettering; and

Whereas, the existing planter box railing, presumably original, is to be replaced by a railing in stainless steel; and

Whereas, the opening to be created in the space of the three store fronts presents itself as a gaping void which is out of harmony with the lines of the façade of an otherwise substantial building; and

Whereas, the inappropriateness of the void is emphasized by the removal of the piers which continued the line of the brick between the windows on the upper stories and the absence of a bulkhead; and

Whereas, references to existing elements of the building's entrance are illusionary and the design is out of harmony with both the building and the neighborhood within the historic district; and

Whereas, the aggressively large sign in an inappropriate material bespeaks branding and is unacceptable – both to the integrity of the building and to the historic district; and

Whereas, the proposed railing for the planter box is a further introduction of an element out of character with the building; now

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

Vote: Unanimous, with 40 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11 - 255 Bleeker St. - Application is to remove storefront infill, paint existing brick at the parapet, installation of accordion-style metal and glass doors, sconce lights, signage, and addition of two skylights on the roof.

Whereas, the current condition reveals the original brick at the top, flashing and accordion doors from a renovation prior to designation; and

Whereas, the flashing covers the top of the original openings; and

Whereas, the wooded doors are to be changed to taller, steel and glass doors; and

Whereas, the entrance will be retained with a raised letter sign above; and

Whereas, the area of the operable doors is excessive because it eliminates the visual substance of the building suggesting a multi-bay garage space; and

Whereas, the “garage” image of the chain is not appropriate for the historic neighborhood and especially to this corner of a residential street; and

Whereas, the shocking color at the base of the columns is out of harmony with the district and bespeaks branding and is unacceptable – both to the integrity of the building and to the historic district; and

Whereas, the applicant did not present the plan for lighting; and

Whereas, a photograph was presented showing original, substantial piers between the original showcase windows and a large bulkhead below the windows; and

Whereas, in newly created historic districts it is especially important that inappropriate renovations that took place prior to designation be reversed in subsequent renovations; now

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

Vote: Unanimous, with 40 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12 - 44-46 Horatio St. - Application is to restore original ground floor entry and areaway at 44 Horatio, construct a one-story rooftop addition and bulkhead at 46 Horatio, excavate rear yard and enlarge window openings on rear facade.

Whereas, the Landmarks Preservation Commission's publication *The Certificate of Appropriateness Public Hearing: Information for Applicants* states that "applicants are strongly encouraged to contact the Community Board to arrange for review of the proposal before the public hearing"; and

Whereas, the applicant did not contact the Community Board or appear before the Landmarks Committee to present this application; now

Therefore, be it resolved that CB2, Man. recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13 - 162 W. 4th St. - Application is to remove existing glass sidewalk café enclosure, restore/install storefronts with fabric awning, and new signs.

Whereas, the existing sidewalk enclosure will be removed; and

Whereas, the area will be used as an unenclosed sidewalk seating area using the existing 6' platform with 10 tables and a removable guard railing; and

Whereas, an ADA ramp will be provided at the corner entrance leading to the takeout counter area and to the sidewalk seating area; and

Whereas, the windows and doors are sliding glass and conform to the original openings in a variety of designs; and

Whereas, the Cornelia Street façade will have one retained infill and one new infill similar to those in the 4th Street façade;

Whereas, there are 14' high signs with 9' high letters above each opening and above the entrance; and

Whereas, there are awnings above the four large openings; and

Whereas, removing sidewalk enclosure reveals the façade which then obliges the applicant to install infill that is historically respectful and maintains the rhythm of openings; and

Whereas, the entrance to the restaurant area with ADA ramp is proposed to be moved to the south end of the building on Cornelia Street; and

Whereas, a member of the Committee represented that the proposal varies in several material respects from the proposal recently presented to the SLA Committee; now

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

Vote: Unanimous, with 40 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14 - 30 Jane St.- Application is for the installation of a business awning with integrated signage (revised presentation).

Whereas, the awning is to be in black fabric with side panels and both respects the character of the building and achieves the necessary needs of the commercial use of the space; and

Whereas, the modest lettering is in white, 4" high; now

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

Vote: Unanimous, with 40 Board members in favor.

15 - 14 Leroy St.- Application is to A) restore the front façade, addition of stoop, replace door and windows, push back front safety railing at roof; B) removal of the fire escape at the rear façade, replace windows, install French doors and Juliette-type railings, and replace door and windows at cellar level.

Withdrawn

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Dear Chair Srinivasan:

At its Full Board meeting on June 18, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16 - 104 Christopher St. Application is to install bracket signs.

Whereas, the business is four adjacent store fronts; and

Whereas, the existing banner signs will be removed and the signs will be in the same positions; and

Whereas, the signs will be 3 X 1'8" in black metal with bronze lettering on panels referencing the transom designs; and

Whereas, the signs are in harmony with the building and the neighborhood and conform to the regulations concerning such signs, now

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

Vote: Unanimous, with 40 Board members in favor.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Tobi Bergman', with a large, stylized initial 'T' and 'B'.

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