

Tobi Bergman, *Chair*
Terri Cude, *First Vice Chair*
Susan Kent, *Second Vice Chair*
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Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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July 24, 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 July 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1 - 34 Howard Street - (Broadway/Crosby) - SoHo Cast-iron Historic District

Application is to replace storefront and lower a portion of the ground floor to provide an accessible entry at grade.

Whereas, the restoration to the storefront suits the building well, and, at 24", the metal base below the display window is in scale; and

Whereas, the proposed non-illuminated signage is tasteful, but too plentiful; now

Therefore, be it resolved that CB2, Man. recommends approval of proposed work, but requests just one sign over the middle awning instead of the three proposed.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2 - 32 Dominick Street (Varick/Hudson) - Individual Landmark

Application is to restore front façade, replace front and rear windows and doors, recladding of roof, enlarge the rear dormer, addition of rear 2nd and 3rd story, excavation for rear addition.

Whereas, the front restoration is commendable; and

Whereas, we do not object to the proposed work on the rear overall, but question the appropriateness of the mansard-like shape of the rear-dormer roof, and, further,

Whereas, we aver that, since the fenestration has divided lights, the style of the upper windows should be continued down to the lower level; now

Therefore, be it resolved that CB2, Man. recommends approval to restore the front facade, as well as the rear facade, but questions the mansard-like shape of the rear dormer's roof and would like to see more uniformity in the rear fenestration.

Vote: Unanimous, with 38 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 July 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3 - 78 Grand Street (Wooster/Greene) - SoHo Cast-iron Historic District

Application is to restore building envelope (repointing, masonry cleaning, window replication and replacement), reconfigure existing storefront per ADA requirements and to construct a rooftop bulkhead addition.

Whereas, the proposed restoration of the building envelope will add to the building and the historic district; and

Whereas, bringing the storefront and entrances down to grade will enable ADA compliance; but

Whereas, we found the height of the elevator bulkhead to be excessively out-of-scale; but

Whereas, we do note that the applicant agreed to apply to the DOB for a waiver on the claimed requirement for elevator access to the upper floor of a duplex apartment; now

Therefore, be it resolved that CB2, Man. recommends approval of the proposed restoration of the front façade; but finds the height of the elevator bulkhead to be excessive, and supports the applicant's agreement to apply for a waiver at the DOB.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4 - 74 Grand Street (Wooster/Greene) - SoHo Cast-iron Historic District

Application is a request for a report from the Landmarks Preservation Commission to the Department of City Planning, stating that a program has been established for continuing maintenance that will result in the preservation of the subject building and that such use or bulk modifications, or restorative work required under the continuing maintenance program, contributes to a preservation purpose.

Whereas, the applicant did not volunteer that this was a 74-711 application, only stating that fact when asked by the committee; and

Whereas, the restorative work is extensive and serves a preservation purpose; but

Whereas, the applicant also did not state whether there was to be a continuing maintenance program, although we hope there would be, as 74-711 requires; and

Whereas, the applicant did disclose “the maximum number of dwelling units proposed” as 74-711 requires; but

Whereas, these proposed “dwelling units” represent a substantial change of use: from the conforming and widespread Joint Live-Work Quarters for Artists (JLWQA) to a use group that is relatively uncommon and only recently introduced into the SoHo Historic District, Use Group 2 (Residential); and

Whereas, under 74-711, “such use modifications shall have minimal adverse effects on the conforming uses within the building and in the surrounding area”; and

Whereas, high property values in this historic district have greatly reduced the need for 100% utilization of this program to incentivize preservation, since many building owners are undergoing extensive restorative work WITHOUT asking for a change of use – lending credence to the argument that this section of the zoning text has outlived its usefulness and is being used merely as a weapon to accomplish with spot zoning what the current zoning text will not permit; and

Whereas, this application will not have the required “minimal adverse effects within the building and *in the surrounding area*” because JLWQA housing continues to have value by helping to preserve affordability for artists and their families, as well as supplying diversity within this historic district, long-recognized for its artist residents, now

Therefore, be it resolved that CB2, Man. recommends denial of this application to request a report from LPC to DCP.

Many building owners are doing similar, if not even greater, restorative work, but without asking for a change of use that will produce negative impact on the conforming uses – positive and contributing uses that tend to retain an affordable housing stock; and, further,

Be it resolved, that it is time to re-examine the necessity and relevance of ZR 74-711 in the SoHo Cast-Iron Historic District.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5 - 127 Prince Street - - SoHo Cast-iron Historic District
Application is to install 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 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6 - 382 West Broadway (Spring/Broome) - SoHo Cast-iron Historic District
Application to install a flagpole and banner.

Whereas, at 75 feet, West Broadway is considered a “wide” street by DOT and this is a wide building that can accommodate these two angled banners; now

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

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7 - 33 Wooster Street (The Performing Garage - Grand/Broome) - SoHo Cast-iron Historic District Application is to remove existing violations: removal and relocation of exterior light fixtures, removal of paint on existing brick, and removal of thru-the-wall air conditioners and air conditioner sleeves.

Whereas, this theater non-profit, an iconic SoHo pioneer that wishes to remain in the neighborhood, seeks to improve the condition of its front façade, and we find that the proposed scope of work accomplishes that; now

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

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8 - 14 Christopher St. - Application is to legalize the installation of a storefront, awnings and windows without LPC permits.

1. Whereas, the nearly full length, operable windows without historically appropriate bulkheads or transoms replaced historical style infill that was the same, or closely resembled, as the condition at designation; and

2. Whereas, the windows are inappropriate to the building and the very narrow residential street on which they front and have the added problem of **-when open-** the noise levels are unacceptable on this residential street; and

3. Whereas, the application presented fussy, decorative, fixed valance style awnings which are inappropriate to the neighborhood, building and the residential area and are on installed on all windows, including a blind window; and

4. Whereas, several neighbors spoke forcefully against the application; now

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

Be it further resolved that, CB2, Man. recommends that the infill be restored to the **match the historic photos** or the condition at designation and that the awnings be removed.

Vote: Unanimous, with 38 Board members in favor.

NB: CB2 has, from time to time; recommend approval of operable windows in eating and drinking establishments. Each application is considered on a case-by-case basis and approval of individual applications doe not constitutes a precedent for all applications. Recommendations for approval have been made only when they are in keeping with the building and are on wide commercial streets and generally when the building faces a park or commercial buildings.

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Dear Chair Srinivasan:

At its Full Board meeting on July 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9 - 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.

- 1. Whereas**, number 46 façade is intact and number 44 has been altered a number of times; and
- 2. Whereas**, number 44 will be altered to match number 46 with respect to the façade, ironwork, and appearance areaway; and
- 3. Whereas**, single panel, historically appropriate front doors will be installed in both buildings; and
- 4. Whereas**, the rear yard will be raised approximately two feet to align with the parlor floor; and
- 5. Whereas**, the rear façade will have lengthened, historically referenced windows respecting the three punched opening pattern typical to the building; and
- 6. Whereas**, a industrial style rooftop addition on number 46 is excessive in height, mass and scale and is clearly visible from **virtually all sight lines**; and
- 7. Whereas**, no effort has been made to design the addition as an artist studio resembling the several typical examples from the district that were presented **nor was there any effort to minimize the roof top addition**; therefore

Be it resolved, that CB2, Man. recommends approval of the front façade, the rear façade, and the changes to the garden; and

Be it further resolved, that CB2, Man. recommends denial of the rooftop addition.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10 - 346 Bleecker St. - Application is to remove a large awning, repair original brick detailing and granite base to original condition, and replace windows and door.

1. Whereas, the removal of the awning, installation of a small overhang with signage over the entry way and adjacent north window and the restoration of the original brick façade and a portion of the granite bulkhead enhances the building's appearance; and

2. Whereas, the large window in the neighboring store to the south notwithstanding, the proposed southern window of the subject on the Bleecker Street façade destroys the original granite bulkhead and is a "show window" out of keeping with the intact corner of the building; and

3. Whereas, the extended show window (part window, part showcase) on the 10th. Street façade extends beyond the property line, violates the window opening width exposure, and is **not in** keeping with **the design of the building**;

Therefore, be it resolved, that CB2, Man. recommends approval the removal of the **awnings**, their replacement with a small overhand with signage over the entry and adjoining window and the restoration of the brick and granite; and

Be it further resolved that CB2, Man. recommends **denial** of the alteration to the south, Bleecker street window unless the granite bulkhead matching the northern portion of the façade be preserved and restored; and

Be it further resolved that CB2, Man. recommends **denial** of the alterations and extension of the window on the 10th. Street façade.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11 - 60 West 11th. Street – Application is A) to replace front façade windows; install new roofing with front dormer window, and glazes skylight assembly facing the rear yard; B) create 2nd. Floor rear expansion over existing first floor prior addition; C) restore rear brick façade and replace non-historic upper level window locations.

1. Whereas, the façade window restoration and addition of the barely visible attic dormer window are appropriate to the building and the district; and
2. Whereas, the alterations to the attic, including the addition of a skylight assembly have historical reference and are not visible from [the street](#); and
3. Whereas, the changes to the window pattern on the upper stories restores the openings to their historic position; and
4. Whereas, the handsome “tea house” addition at the parlor floor conforms to the footprint of the existing rear yard extension on the first floor and is located behind the rear façade thus preserving the rear façade intact, therefore

Be it resolved that CB 2 Manhattan recommends approval of this application.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

(5) 27 Vandam St. - Application is to legalize the painting of windows in black without LPC permits.

Whereas, the black window frames are typical of the district and are in keeping with the architectural historical style; therefore

Be it resolved that CB2 Manhattan recommends legalization of the windows in their current color.

Vote: Unanimous, with 38 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

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