

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



Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

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Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

August 21, 2015

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

Dear Chair Srinivasan:

At its Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 1 151 Grand St.** - (SW Lafayette St) located within the SoHo extension. Application is to restore the building, modify the storefront infill and construct a one-story rooftop addition. Built 1889
- a) **Whereas**, the work includes brick and window replacement to match original and the reopening of windows that had been closed for two elevator shafts; and
 - b) **Whereas**, the retail ground floor infill is in wood with high bulkheads, transoms and hinged doors in keeping with 1940s condition shown in photographs and assumed to be original or close to the original; and
 - c) **Whereas**, the access ramp is required and it is apparent its purpose cannot be achieved inside the building, and
 - d) **Whereas**, the restoration and addition of windows on the back facades does not detract from the integrity of the building and, for the most part, is not visible from any public thoroughfare; and
 - e) **Whereas**, the shallow, "L" shaped footprint of this building cannot visually sustain the proposed, obtrusive penthouse which is clearly visible from almost all views of the building and clad in a bright, modern interpretation of industrial shutters, and
 - f) **Whereas**, any addition to the roof apart from necessary stair bulkheads, elevator over-run, and mechanical equipment would be intrusive; therefore

Therefore, be it resolved that CB2, Man. recommends approval of the façade work including retail space infill, access ramp and the addition of windows on the secondary facades; and

Be it further resolved the CB2, Man. recommends approval of stair bulkheads, elevator over-run, and mechanical equipment on the roof; and

Be it finally resolved, that CB2, Man. recommends denial of the proposed penthouse and terrace.

Vote: Unanimous, with 16 Executive Committee 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 Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 2 127 Prince St.** - (NW corner Prince and Wooster). Application is to install signage.
- a) **Whereas**, the proposals for the addition of one black blade sign in cedar with a white log on the Wooster Street façade to match the existing, approved sign on the Prince Street ; and
 - b) **Whereas**, proposed sign and existing sign are to be close to the to the corner of the building and at the same height as the existing sign; and
 - c) **Whereas**, the sign is unobtrusive and in keeping with the building and the district; therefore

Therefore, be it resolved that, CB2, Man. recommends approval of the addition of one sign and the proposed placement.

Vote: Unanimous, with 16 Executive Committee members in favor.

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One Centre St., 9th Floor North
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Dear Chair Srinivasan:

At its Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3 143 Grand St. - Application is to replace the existing doors, finishes, and install signage.

- a) **Whereas**, the applicant represented that the very considerable change in the prior condition sign and the replacement of the awning with different fabric and with lettering relating to the applicant's establishment was not part of this application; and
- b) **Whereas**, neither change is "in kind" and such clearly large and visible changes are, without exception, brought before the Landmarks Committee of the Board for review and recommendation; and
- c) **Whereas**, the new infill with wooden doors, operable windows over an appropriate bulkhead, and transoms is harmonious with the building and with the district; and
- d) **Whereas**, extensive probes will be done on the corners of the building to determine whether there are covered cast iron columns intact; and
- e) **Whereas**, there will be gooseneck lamps on the Grand Street façade matching those on the Lafayette Street façade; now

Therefore, be it resolved, that CB2, Man. recommends that the sign and the awning come before the Committee for review and that the application be laid over until this is accomplished; and

Be it further resolved that CB2, Man. recommends approval of the wooden infill; and

Be it finally resolved that CB2, Man. recommends that, should the corner probes reveal intact cast iron columns, that they be incorporated into a modified design.

Vote: Unanimous, with 16 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

NOTE: 308-312 Mott Street and 314-316 Mott Street are matching buildings and were presented as one project with the same proposal for each of them.

4 308-312 Mott St. – Application is to alter the façade and install new awnings.

- a) **Whereas**, the removal of the stucco and adding new face brick to match the brick color, size and texture of the upper floors; and
- b) **Whereas**, should more extensive removal of the stucco reveal that the bricks on the ground floor are of a different color from the upper stories and reveals a clearer picture of the original design of the ground floor that this knowledge be used as a guideline for the restoration of the found floor facade rather than matching the upper story color as proposed; and
- c) **Whereas**, should more extensive removal of the stucco reveal that the existing brick is not original, that research is undertaken with similar buildings to determine the correct color for the ground floor brick.
- d) **Whereas**, the proposed dark green, straight sided awnings are in harmony with the building and with the district; now

Therefore, be it resolved that CB2, Man. recommends approval of removal of the stucco and replacement of the ground floor bricks provided that a diligent effort is made to ensure the original design and color of the historic bricks and the masonry detailing is respected; and

Be it further resolved that CB2, Man. recommends approval of the replacement awnings.

Vote: Unanimous, with 16 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5 314-316 Mott St. - Application is to alter the façade.

- a) **Whereas**, the removal of the stucco and adding new face brick to match the brick color, size and texture of the upper floors; and
- b) **Whereas**, should more extensive removal of the stucco reveal that the bricks on the ground floor are of a different color from the upper stories and reveals a clearer picture of the original design of the ground floor that this knowledge be used as a guideline for the restoration of the found floor facade rather than matching the upper story color as proposed; and
- c) **Whereas**, should more extensive removal of the stucco reveal that the existing brick is not original, that research be undertaken with similar buildings to determine the correct color for the ground floor brick.
- d) **Whereas**, the proposed dark green, straight sided awnings are in harmony with the building and with the district; now

Therefore, be it resolved that CB2, Man. recommends approval of removal of the stucco and replacement of the ground floor bricks provided that a diligent effort is made to ensure the original design and color of the historic bricks and the masonry detailing is respected; and

Be it further resolved that CB2, Man. recommends approval of the replacement awnings.

Vote: Unanimous, with 16 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6 520 Broadway – Application is to create a new door and window openings at existing penthouse, install wood screening in front of penthouse, add metal railings at roof parapet.

- a) **Whereas**, the brown painted corrugated iron, the new windows, and the added low wood screening and railing improve the appearance of the existing penthouse; and
- b) **Whereas**, the proposal does not alter the bulk visibility of the penthouse from any public thoroughfare,

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

Vote: Unanimous, with 16 Executive Committee members in favor.

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One Centre St., 9th Floor North
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Dear Chair Srinivasan:

At its Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7 355 West Broadway - Application to restore primary façade, cornice, storefront window replacement and rooftop and rear yard additions.

- a) **Whereas**, The restoration of the storefront with historic style wooden infill with bulkhead and transoms from the 1940s tax photograph and the addition of an upper cornice patterned on that of a neighboring building return the building to a reasonable representation of its original design; and
- b) **Whereas**, though the penthouse and additions at the rear of the building are considerable, they are minimally visible from any public thoroughfare, now

Therefore, be it resolved, that CB2, Man. recommends approval of the façade restoration and the addition the penthouse and rear extensions.

Vote: Unanimous, with 16 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8 74 Perry St. -Application is to replace windows and front stoop light fixture, extend basement level, replace windows/doors on rear elevation, apply stucco to the rear façade, add porch/spiral stair down to garden, reposition AC equipment and dunnage per LPC recommendations, add small bulkhead with 1/2 bath on roof, and new decking.

- a) **Whereas**, the restoration of the façade and the addition of an unobtrusive light over the English basement gate are historically accurate and in keeping with other houses in the immediate and greater district; and
- b) **Whereas**, the rooftop additions are not visible from a public thoroughfare; and
- c) **Whereas**, the 4' excavation at the basement level provides a flow from the basement to the garden; and
- d) **Whereas**, the casement windows on the rear façade are without historical reference and the disregard for the original three punched window placement in the rear yard addition façade on the parlor and basement floors disturbs the rhythm of the façade and are without historical reference;

Therefore, be it resolved, that CB2, Man. recommends approval of the front façade restoration and rooftop additions; and

Be it further resolved, that CB2, Man. recommends approval of the garden excavation; and

Be it finally resolved, that CB2, Man. recommends denial of the single, divided, fenestration at the parlor and basement levels of the rear yard addition façade.

Vote: Unanimous, with 16 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 9 **21½ King St.** - Application to restore exterior including: repointing, masonry cleaning, window & roof replacement, partial removal and alteration of masonry walls at rear facade and light wells, a new stair bulkhead, mechanical equipment and raised parapet for new roof deck.

(Withdrawn)

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10 333-335 Bleeker St. – Application is to install storefront infill.

- a) **Whereas**, the proposal is for a new infill in the same configuration and proportions as the existing infill rendered in metal painted blue and gray with a strong modern feel, and
- b) **Whereas**, the door handle and mail slot have detailing relating to the clients' business and are totally without precedent or historical reference, and
- c) **Whereas**, the immediate row of storefronts are in wood and are historically referenced styles; and
- d) **Whereas**, there are other solutions to distinguish the premises from other businesses, and
- e) **Whereas**, introducing more modern metal and glass storefronts to the district, and to this strip of Bleeker Street in particular, serves only to further erode the architectural history, feeling, and spirit of the district; therefore

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

Be it further resolved, that CB2, Man. recommends that the existing storefront infill be preserved intact, although modifying the storefront slightly so the door can swing open 90 degrees is acceptable.

Vote: Unanimous, with 16 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10 11 5th Ave. - (8th Street facade) Application is to construct a new service entrance at the 8th street façade, removal of grey paint on limestone panels, removal of metal fence and installation of infill concrete for a paved surface.

- a) **Whereas**, a non original security fence will be removed and the gravel area behind the fence will be incorporated into the sidewalk with matching paving; and
- b) **Whereas**, and unobtrusive double door the color of other ground floor doors in the building; and
- c) **Whereas**, the applicant did not present a rendering or picture of the proposed doors; now

Therefore be it resolved that CB2, Man. recommends the approval of the removal of the fence and the sidewalk paving; and

Be it further resolved, that CB2, Man. recommends approval of the double doors provided that they are of a design harmonious with a principal façade and do not appear as utilitarian or industrial.

Vote: Unanimous, with 16 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11 282 W. 4th St. - Application is to replace windows, excavate a sub-cellar, and repoint brickwork at 280 W. 4th St. and to move rooftop mechanical equipment from 280 W. 4th St. to 280 W. 4th. St.

NOTE: The proposed modifications are being proposed to 280 West 4th. Street in consideration of this building's being combined with an adjacent double town house (280 West 4th. Street). Application has been made to unite 282 and 280 into one tax lot.

- a) **Whereas**, the appearance of the building is enhanced by restoration of the wooden paneling on each side of the artists studio skylight to match 1940 tax photo; and
- b) **Whereas**, replacing the roof railing to meet code, removing non-original shutters, replacing windows with historically correct ones matching the previously approved design in the adjacent house, and infilling non-historic lot line windows enhance the historically accurate restoration of the house; and
- c) **Whereas**, the modifications do not compromise the appearance of 282 as a separate house, and
- d) **Whereas**, creating a doorway to the roof terrace of the adjoining house is not visible from a public thoroughfare, and
- e) **Whereas**, the code-required extension of the chimney and the clustering of screened mechanical equipment at the rear of the house is minimally visible; and
- f) **Whereas**, the proposed excavation of the cellar and the creation of a sub-cellar involves underpinning of an adjacent, pristine town house; now

Therefore, be it resolved that CB2, Man. recommends approval of all exterior work in the application, and

Be it further resolved, that CB2, Man. recommends the cellar and new sub cellar excavation be denied unless the integrity of the adjacent buildings is protected by a method such as the angle of repose or similar method of excavation is used, rather than underpinning their adjacent walls.

Vote: Unanimous, with 16 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 20, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12 *17 Barrow St.-Application is to address the LPC violation regarding the removal of stucco arch without a permit and a proposed modification of the carriage house storefront.

a) **Whereas**, there was testimony supported by a photograph that the arch was in existence before 1940 and, at that time painted in a dark color; and

b) **Whereas**, there was testimony from a journalist that he had interviewed an elder relative of a previous owner of the property who confirmed that the arch was in place before 1900; and

c) **Whereas**, there was testimony with photographs that the arch was painted white at the time of designation; and

d) **Whereas**, the arch, though not original to the building, was a significant, historical addition, over 100 years old and therefore is an essential feature of the facade, and the unique architectural history of the building, the Barrow streetscape and of Greenwich Village, and is beloved by the community and noted in publications as an important historical icon, and is described in the district designation report; and

e) **Whereas**, there was hearsay testimony from the applicant through the architect, who was not engaged until after the fact, that the arch "fell down"; and

f) **Whereas**, there was evidently no attempt to stabilize the arch until it could be inspected by the DOB; and

- g) **Whereas**, there was apparently no effort to notify the DOB of the condition nor obtain an emergency permit for its removal; and
- h) **Whereas**, there was testimony, referencing a press article, that the owners of the building, who had lately sold the restaurant to the applicants were out of the country when the removal took place without their knowledge and were distressed by its removal and strongly recommend that it be replaced; and
- i) **Whereas**, there was testimony from a resident of an adjacent building representing the residents of the building and from several residents of the district universally calling for replacement of the arch duplicating it in kind, and
- j) **Whereas**, the application seeks to cure the violation with, in effect, a retrospective approval of the removal of the arch and with a proposal to replace the infill without addressing the arch's replacement; and
- k) **Whereas**, it was represented that the existing public access doors are not wide enough to conform to current code and it is not known whether this condition is grandfathered; and
- l) **Whereas**, the proposed infill makes changes that would destroy historic fabric and is not related to curing the violation;

Therefore, be it resolved that CB2, Man. recommends denial of this application; and

Be it further resolved, that CB2, Man. recommends replacement of the arch in a visual duplicate of the arch as it appeared before it was removed in a durable material and that a new application for this replacement be submitted for review by CB2; and

Be it further resolved, that CB2, Man. recommends that the existing infill be preserved (with the door widths modified if required) or that a modified design for a replacement infill be submitted as a new application for review by CB2; and

Be it finally resolved, that CB2, Man. recommends that the Commission be especially diligent in monitoring the wanton destruction of landmark buildings and materials with total disregard for the regulations designed to preserve the protected buildings and leveling such penalties as are available; and the exceedingly dangerous precedent should this circumvention of the law be allowed de facto.

Vote: Passed, with 15 Executive Committee members in favor, and 1 recusal (A. Brandt).

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
Emily Rich, Public Information Officer, Landmarks Preservation Commission