

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

September 28, 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 September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SEPTEMBER RESOLUTIONS

1ST LANDMARKS MEETING

13. - 398 West Broadway (Spring/Broome) - SoHo-Cast Iron Historic District Extension

A dwelling built in c. 1829 with later alterations.

Application is to install awnings and planter boxes.

Whereas, there is presently a gigantic green banner on the building, seemingly without an LPC permit; and

Whereas, this business has already applied for, and received, a permit to paint the building its peculiar corporate green color, drawing undue attention to itself already; and

Whereas, the proposed retractable awning to preserve the baked goods is understandable and historically inspired; but

Whereas, the proposed fixed awnings on all the windows on the upper floors serve no purpose except as decoration inappropriate in this mixed-use district. The need to block the sun could easily be obviated the way others on the upper floors do – with interior shades; and

Whereas, the proposed flower boxes on the windows of the upper floors are likewise incongruous within this historic district, particularly since the applicant proposes not to have any flowers in them. This prettification is historically inappropriate, not to mention a bit surreal; now

Therefore, be it resolved that CB2, Man. recommends approval of the single retractible awning to protect the merchandise, but categorically recommends denial of the flower boxes and fixed awnings on the upper floors, incongruous elements seen nowhere in the historic district; and, further,

Be it resolved, that LPC staff investigate whether the building has received a permit for the gargantuan banner obstructing the view of this demure 1829 building.

Vote: Unanimous, with 42 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 September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. - 248 Lafayette Street, aka 87 Crosby Street (Prince/spring) - SoHo-Cast Iron H.D. Extension
A Renaissance Revival style store & loft building designed by C. Abbott French, built in 1900.
Application is to install storefront infill and an accessible lift.

Whereas, the restoration work on both facades is commendable; now

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

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. - 248 Lafayette Street, aka 87 Crosby Street (Prince/Spring) - SoHo-Cast Iron H.D. Extension
A Renaissance Revival style store & loft building designed by C. Abbott French, built in 1900.
Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for Special Permit pursuant to Section 74-711 of the Zoning Resolution for a Modification of Use

Whereas, the scope and benefit of the proposed work clearly serve a preservation purpose; but

Whereas, our approval of the landmarking portion of this application should in no way be construed or inferred to influence any future community board or governmental agency decisions on the zoning aspect of the application; now

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

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. - 462 Broadway (n.e. Grand) - SoHo Cast-Iron Historic District

A French Renaissance Revival style store and loft building, designed by John Correja and built in 1879-80.

Application is to establish a master plan for future replacement of storefronts, and signage

Whereas, the proposed facade work is well thought out and will restore the building to a more historic condition; but

Whereas, the proposal to uplift the pilasters and downlight onto the sidewalk is not historically justified, and also draws undue attention to the building; and

Whereas, the proposal for awnings is too vague and could result in as many as 26, one for each window, a case of overkill; and

Whereas, the existing number of flagpoles is more than sufficient, and any additional flagpole would detract from the architecture of the building; and

Whereas, there should be no more than two blade signs per ground-floor tenant and they should not be illuminated; now

Therefore, be it resolved that CB2, Man. recommends approval of the facade work, but recommends:

- no additional flagpoles
- one awning per store
- not more than two blade signs per store
- denial of illumination onto the blade signs

- denial of the uplighting and downlighting on the façade

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. - 1-11 Astor Place, aka 754 Broadway, 108-134 East 8th Street - NoHo Historic District
A neo-Grec style hotel, boarding house and store building designed by Starkweather & Gibbs and constructed in 1881-1883, and a Classical Revival style office building designed by W. H. Gompert and built in 1908-1909.

Application is to completely replace windows of 1 Astor Place and 754 Broadway with new, non-historic windows matching the existing window frame configuration.

Whereas, we approve the window replacement but more sensitivity should be shown to the shape of the glass center-section of the arched windows. That is, their shape should echo the arch structure of the window opening; now

Therefore, be it resolved that CB2, Man. recommends general approval of this application, but recommends that the shape of the glass in the center section should echo the arch structure of that window opening.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. - 305 Canal Street (n.w. Broadway) SoHo Cast-Iron Historic District

An Italianate style store and loft building constructed c. 1863.

Application is to review and continue working under a master plan for a painted wall sign that was previously approved.

Whereas, there have been no complaints about the existing signage and this application wishes to continue with that successful master plan; now

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

Vote: Unanimous, with 42 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 September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

19. - 60 Grand Street (n.e. W. Bdwy) SoHo Cast-Iron Historic District

A neo-Classical style building designed by Cleverdon and Putzel and built in 1895-96.

Application is to review and continue working under a master plan for a painted wall sign that was previously approved.

Whereas, there have been no complaints about the existing signage and this application wishes to continue with that successful master plan; now

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

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

20. - 351 Canal Street (n.e. Wooster) - SoHo Cast-Iron Historic District

Application is to restore cast iron platform and glass sidewalk; replace concrete sidewalk; remove sections of the sidewalk platform; restore cast iron columns and storefront infill.

Whereas, the applicant posits that lowering the cast-iron panels on the bulkhead of the façade some two feet — thus enlarging the display window to the benefit of the landlord’s retail customer — is historically appropriate; and

Whereas, the concrete sidewalk replacement is nice, but not much of an LPC issue – rather more a DOT concern; and

Whereas, the restoration of the cast-iron platform and steps is long overdue, as they are beginning to rust and deteriorate; but

Whereas, we do not understand how the portion of the application that requests destruction of part of the cast-iron platform to accommodate a new street-level door could ever be considered “restoration”; and

Whereas, the applicant did not offer any ADA alternative: such as a lift alongside the stairs at the end of the platform, or a waiver, to suggest just two; now

Therefore, be it resolved that CB2, Man. recommends approval to lower the cast-iron panel at the façade’s bulkhead, but, further

Be it resolved that CB2, Man. recommends denial of the application to destroy the material, design and harmony of iconic SoHo elements: the metal platform, the steps and the vault lights in several places on both sides of this attractive building.

Vote: Passed, with 36 Board members in favor, 4 in opposition (T. Bergman, C. Dawson, R. Sanz, F. Siegal), and 2 abstentions (D. Diether, E. Young).

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Dear Chair Srinivasan:

At its Full Board meeting on September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

21. - 399 West Broadway aka 156-162 Spring Street - SoHo Cast-Iron Historic District

A group of four Federal style buildings built in 1819 and a commercial building built c. 1860.

Application is to replace storefronts at the ground floor level, restoration of the upper stories - including stripping of paint, repointing of masonry, repair of fire escape and new wood windows with historic profiles.

Whereas, this application took a foundation that had character and interest, and homogenized it to something without historical reference; and

Whereas, this proposal seeks to vastly increase the size of the windows well beyond historic proportions – simply to facilitate the retail trend; and

Whereas, due to the lack of historical evidence from the applicant showing the original condition of this building, the applicant now seeks to remove any historical references; now

Therefore, be it resolved that Community Board 2 recommends approval of the paint stripping, repointing, fire-escape repair, and new windows; but, further

Be it resolved that CB2, Man. strongly recommends denial of this ill-conceived proposal that would remove the storefront from any semblance of its original style, proportion, configuration and rhythm just to accommodate a new retail client's wishes – an.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

22. - 75 Greene Street (Broome/Spring) – SoHo Cast-Iron Historic District

A cast iron store building designed by Henry Fernbach and built in 1876-1877.

Application is to propose a new storefront alteration and signage and legalize a storefront alteration.

Whereas, absence of the muntin on the display window does not detract from this building; but

Whereas, this is a jewel box of a store. A neoteric element like a 3-D image two inches from the display window draws far too much attention to itself, detracting from the building and the historic district; and

Whereas, approval of this holographic advertising medium will encourage other retailers to increasingly and garishly illuminate the district; now

Therefore, be it resolved that CB2, Man. recommends approval of the muntin legalization and vehemently recommends denial of the 3-D advertising holograph in the display window.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

23. - 49 Bond Street (Lafayette/Bowery) - SoHo Cast-Iron Historic District

A Federal/Greek Revival style residence built c. 1830 and altered c. 1882.

Application to enlarge existing window to create a double door and create a small terrace on 3rd floor in the rear.

Whereas, the new balcony and the older one added without an LPC permit do not detract from the building or the district; but

Whereas, they do not match in style; now

Therefore, be it resolved that CB2, Man. recommends approval of this application if the proposed terrace matches the existing terrace in style and materials.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2ND LANDMARKS MEETING

24. - 36 W. 10th St. - Application is to modify existing front facade to restore original detailing, rails, and cornice, amendment of Certificate of No Effect to slant rather than step roof above the cornice, and rebuild the rear wall with salvaged brick and enlarged openings.

Whereas:

A. The front façade, which has been stripped of much of its detail, is to be restored to resemble the original condition using the neighboring, matching buildings' historic details as reference; and

B. The slanted roof is obscured by the parapet; and

C. Details of the actual materials and design were not provided in the presentation, and therefore it is not possible to determine that the references are to be translated in a careful, elegant manner; and

D. The rear facade work involves destruction of historic fabric in that the new window sizes range from enlarging the windows on the upper levels to amounts of glazing that constitute window walls in the parlor, ground and basement levels; and

E. The size and outward opening casement style windows have no historical reference and are totally out of scale for the narrow facade; and

F. The double height window between the parlor and ground floors completely obliterates the division between these two floors; now

Be it resolved, that CB2, Man. recommends approval of the front facade restoration provided that it is done with care for details using correct materials and refined workmanship; and

Be it further resolved, that denial is recommended for the windows in the rear facade and that historically correct windows in existing original openings or openings of historic size and spacing where alteration has occurred are recommended in order to preserve the character of this facade.

Vote: Unanimous, with 42 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 September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

25. - 17 Commerce St. - Application is to extend the rear yard roof dormer and add new AC units on the rear yard roof dormer.

Whereas:

A. The wide dormer on the rear roof in the same material and style as the existing front dormer is in keeping with the building and with the neighborhood; and

B. The air conditioning equipment installed on the roof does no harm to the structure; and

C. The dormer and the equipment are not visible from a public thoroughfare; now

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

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

26. - 323-25 Sixth Ave., 323 Sixth Ave., 14-16 Cornelia St. [IFC Theater]: Three related applications for the construction of an addition to the IFC Center. The addition will be constructed on the vacant lot located at 14-16 Cornelia Street (Lot 19) and will require alterations to the rear of the existing theater complex (Lots 30 and 31). The application also includes modifications to the ticket booth and entrance at 323-5 Sixth Ave.

Whereas:

A. The entry level of the Sixth Avenue facade is to be minimally altered for the purpose of easing passage into and from the lobby and the proposal is similar in materials, glazing and overall appearance to the present condition; and

B. Cornelia Street is a typical village lane with a variety of residential buildings and, in mid-block, small shops and restaurants located in residential buildings that collectively create the character and sense of place specific to this streetscape and reference surrounding historic district; and

C. The less harmonious commercial storefronts and buildings are confined to the extreme ends of the street on the corners of West 4th. Street and Bleecker Street; and

D. The proposed Cornelia Street facade is divided into base, middle and top and respects the street wall, the height, massing and cornice line of the adjacent buildings and obscures from view the new mechanical equipment behind a parapet; and

E. The proposed materials are brick panels which reference the color of the façade to the north and the back painted, semi-reflective glass panels which reference the windows of the adjoining buildings; and

F. The overall building mass and materials of the upper floors are individually compatible with this historic district, however the aggressive composition of the façade elements are not harmonious with the established scale, rhythm, proportion, ornament, and architectural character of this street and the district; and

G. The base of the building, composed primarily of fretted glass with metal frames and bulkheads, is distinctly horizontal and flat and lacks the small scale, details, textures, and other three dimensional elements including the prevalence of wooden frames, moldings and bulkheads that create the contextual, pedestrian friendly rhythm of this block; and

H. The middle of the facade appears to sit directly on the ground level facade without the delineation of a water table or similar element referenced from neighboring buildings and gives the appearance of unsupported upper stories; and

I. The facade lacks horizontal and vertical delineation and, especially, the lack of any vertical element referencing the two separate buildings that previously occupied the site; and

J. The cornice appears incomplete with the appearance of having been shorn off where there is ample reference for an overhanging cornice to blend with the projection of the cornices on the adjoining buildings; and

K. The lack of these details and references give the design an unfriendly, massive and industrial appearance that intrudes and calls undue attention to itself as alien presence on a remarkably preserved Village street; and

L. There was considerable opposition to the Cornelia street façade by members of the community, the block association, and the Greenwich Village Society for Historic Preservation and there was support from independent film makers which generally addressed the idea of the addition to the existing building with comments better suited to a land use review deliberation than to landmarks concerns; now

Therefore, be it resolved that CB2, Man. recommends approval of the application for the changes in the Sixth Avenue Facade; and

Be it further resolved, that approval is recommended for the massing and the general design of the brick and glass panels on the Cornelia Street faced; and

Be it further resolved, that **denial** is recommended of the Cornelia Street facade with respect to the street level, the upper facade, and the parapet as detailed in numbers G through K and request that the revised design be resubmitted for CB2 review ahead of consideration by the Landmarks Commission; and

Be it further resolved, that the foregoing recommendations are only with respect to the Landmarks application and are not to be regarded as taking a position concerning the zoning and land use issues associated with this application and that if zoning and land use decisions necessitate changes in this application, as presented, that the revised design be presented to the Committee for its review in the usual manner ahead of consideration by the Landmarks Commission.

Vote: Unanimous, with 42 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', written in a cursive style.

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