

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
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Bob Gormley, District Manager



Antony Wong, Treasurer
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COMMUNITY BOARD NO. 2, MANHATTAN

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June 28, 2012

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

Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

1 - LPC Item:14 - 127-129 Prince Street, aka 131-133 Wooster Street – SoHo-Cast Iron Historic District

A loft building, designed by Buchman & Deisler and built in 1893-1894.
Application to install ramps.

Whereas, we sympathize with the plight of the applicant, the victim of a lawyer/client scam team who have been widely reported in the press to exploit the ADA law by suing storeowner after storeowner with financial claims for non-ADA compliance and then reaping personal windfalls for themselves; but

Whereas, the present proposal solves one problem only to create two more: namely, two unsightly and dangerous ramps, public nuisances plopped down on a narrow, heavily congested SoHo sidewalk, potentially engendering more lawsuits from tripping victims; and

Whereas, there are at least two alternate, less-intrusive recourses:

- architecturally, to simply alter the interior of the store to accommodate wheelchair accessibility
- legally, and less costly, to take the advice of attorneys expert in the ADA law, who advise that accessibility requirements can be met legally by having a portable ramp available inside the store and installing a small, blue sign with the International Sign indicating handicapped accessibility along with a bell for the disabled to ring to request the portable ramp be brought out to them; and

Whereas, if every storeowner in every historic district were to respond to this situation by installing similar ramps, our historic sidewalks would be cluttered and degraded, adding insult to the injury this shake-down team have been perpetrating; and

Whereas, further, we were a bit surprised that LPC staff would recommend a concrete ramp instead of one fabricated from diamond-plate, a more appropriate and sensible material. Among other flaws, concrete would cover the existing diamond plating as well as obstructing access to the basement space that is directly underneath it; now

Therefore, be it resolved that CB#2, Man. strongly recommends denial of this application and urges the applicant to come up with a less Draconian solution.

Vote: Unanimous, with 39 Board members in favor.

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

Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2 - LPC Item:15 - 435 Broome Street (Crosby/Broadway) - SoHo-Cast Iron H.D.

A Victorian Gothic style cast iron commercial building designed by W.A. Potter and built in 1873.
Application is to install storefront infill

Whereas, overall the new storefront will improve the façade and we especially like the restoration of the columns and capitals; but

Whereas, we object to the proposed display window, which, with its butt-jointed panes, is a bit too modern. A more traditional, large, single-pane window that most other storefronts in the district have would work better; and

Whereas, the bulkhead below the window should have a more historic treatment. The proposed plywood is not an historic material and would detract from the building. Better would be a bulkhead of metal or one covered by grillwork; and

Whereas, no color samples for the storefront were presented; now

Therefore, be it resolved that CB#2, Man. recommends general approval of this application, but

Further, be it resolved that CB#2, Man. recommends a single, large window instead of the proposed dual pane, and a more traditional bulkhead of metal work, and a palette that will improve the storefront.

Vote: Unanimous, with 39 Board members in favor.

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One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3 - LPC Item: 16 - 430 Broome Street (n.e. Crosby)- SoHo-Cast Iron H.D. Extension
A Queen Anne style store and factory building designed by Julius Kastner and built in 1894-95.
Application is to install basement stairs and ironwork at the areaway.

Whereas, since the proposed stairs will create a mere 7' 7" pedestrian sidewalk clearance, a question arose whether that would be in violation of the DOT 8-foot clearance requirement. Although the applicant stated that DOT was going to approve the easement for the stairs, nothing was presented indicating that the DOT staffer was aware that the sidewalk there is very narrow (about 11'-12') and a stair might likely be in Code violation; and

Whereas, this proposal will remove the existing concrete step-up platform currently there that is very likely not original; and

Whereas, we appreciate the attractive iron work; and

Whereas, this proposal adds to the building and the district; now

Therefore, be it resolved that CB#2, Man. recommends general approval of this application; but

Further, be it resolved that CB#2, Man. recommends that LPC staff confer with DOT staff to ascertain whether installing the stairs would violate pedestrian clearway requirements.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4 - LPC Item: 18 - 36 Bleecker Street, aka 311-321 Mott Street - NoHo East H.D.

A Romanesque Revival style lithographic establishment designed by Edward E. Raht and built in 1882-85. Application is to alter the facade, construct a rooftop addition, install storefront infill, and to recreate the gable parapet. Zoned C6-2(L1).

Whereas, this was an excellent and well-prepared presentation; and

Whereas, the roof-top addition is so minimally visible and of such construction that it will not detract from the district or the building; and

Whereas, the proposal is commendable, particularly the restoration of the pediment, finials, and cast-iron piers; but

Whereas, the request to remove historic material and to square the arched opening for proposed garage doors not only is destructive but also interrupts the visual rhythm at street level; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application, with the exception of the plans for the garage doors.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5 - LPC Item:19 - 18-24 Bleecker Street, aka 309-311 Elizabeth Street - NoHo East Historic District
A Colonial Revival style school and rectory building designed by Silvio A. Minoli and built c. 1926-27. Application is to alter door openings, create new window openings, and install new windows

Whereas, the ADA accessibility is handled very appropriately; but

Whereas, we question the propriety of the exterior muntins; but

Whereas, otherwise the proposal is an improvement; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application, with the exception of the exterior muntins.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6 - LPC Item:20 - 45 Great Jones Street (Bowery/Lafayette)- NoHo East Historic District Extension
An altered Romanesque Revival style warehouse, built in 1893-94.
Application is to construct an addition at the street wall with a setback penthouse, and install storefront infill. Zoned M1-B5

Whereas, it is a good proposal overall, but does lack some of the decorative elements common in this district. Simply adding decorative features onto the spandrels, for example, would be one solution; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application but would like to see some more detailing.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

7 - LPC Item:21 - 24 Bethune Street – Greenwich Village Historic District
A Greek Revival style rowhouse built in 1844-45. Application is to reconstruct the facade.

Whereas, the reconstruction will benefit the building and the district; but

Whereas, we were a bit surprised when the applicant stated that this Greek-Revival building was built in 1905.

This statement would indicate a lack of awareness of the history of the building, one of a row of 1840s townhouses, and, consequently, could result in materials and techniques employed in the restoration that are not appropriate for this style building.

To cite two basic concerns:

- does the applicant know that thin-set mortar should be used and what its precise composition should be?
- since some new bricks will be needed, does the applicant plan to add them in a place where they would be less noticeable, the top of the façade, or will they be used randomly in a mismatched pattern? ; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application, but urges LPC staff to closely monitor the techniques and applications used.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

8 - LPC Item:22 - 117 Bedford Street, aka 126-128 Christopher Street - Greenwich Village Historic District

A Greek Revival style town house built in 1843. Application is to construct rear yard and rooftop additions. Zoned C1-6/R7

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 CB#2, Man. recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

9 - LPC Item:23 - 725-731 Greenwich Street, aka 116-122 Perry Street – Greenwich Village Historic District

Four rowhouses, built in the early 19th Century and remodeled in the Spanish Colonial Revival style by Ferdinand Savignano in 1928.

Application is to relocate a through-the-wall air conditioner installed without Landmarks Preservation Commission permit.

Whereas, we approve of the proposal to relocate the AC above the door, but would like to see a more decorative grill than the one proposed, since it will be quite visible to passersby; and

Whereas, we also approve of the reintroduction of the Spanish tiles, since this building makes no sense without them; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

10 - LPC Item:24 - 84 Bedford Street (adjacent to **Chumley's**) - Greenwich Village Historic District
A vernacular Greek Revival style rowhouse originally built c.1826, and altered in 1872 and c.1900;
and a house built in 1846, with a ground floor store in the mid-19th century, and altered before 1879.
Application is to legalize work done in non-compliance with Certificate of Appropriateness 08-9177
(LPC 08-7895) and subsequent amendments to alter the street facade, construct a stoop and enlarge the
rooftop bulkhead.

Whereas, neighbors in attendance expressed displeasure at how this construction has been proceeding;
and

Whereas, we agreed with them that the work has been done badly and with disregard; and

Whereas, the Commission should enforce the violations; now

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

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

11 - LPC Item:25 - 52 Gansevoort Street (Greenwich/Washington) – Gansevoort Market Historic District

Three vernacular buildings originally built c.1850-54 and 1893 and altered as a market building in 1937 by S. Walter Katz. Application is to install storefront infill and signage

Whereas, the signage is in scale, the lighting is not intrusive and the storefront infill will improve the building; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2ND LANDMARKS MEETING

12 - LPC Item:11 - 475 West Broadway (s.e. Houston)– SoHo-Cast Iron Historic District

A neo-Grec style tenement building designed by Frederick H. Gross and built in 1878-79. Application is to establish a Master Plan governing the future installation of painted wall signs. Zoned M1-5A

Whereas, the committee wondered whether the area of the signage, 660 square feet, exceeds the limits permitted by ZR 42-533, that is, six times the street frontage or 500 square feet, maximum.

The applicant claimed that the sign was grandfathered, installed prior to enactment of that restrictive zoning amendment, but produced no documentation to support that assertion.

Thus we urge the Commission to determine with certainty whether this sign is grandfathered; and

Whereas, we agreed with some provisions of the master plan. However, we object to at least five others: for instance, the proposal for a maximum of four colors, with “various shades per color” allowed.

Four colors will produce a busy palette and the undefined “various” shades could yield a huge, undetermined number; and

Further, whereas, examples provided by the applicant clearly show less is more. The request for text and images to cover as much as 50% of the surface area will yield a very busy sign that will detract from the building and the district. We recommend that no more than 35% coverage; and,

Further, whereas, like the other master plans for Houston Street signage, this proposal should have a specific ratio of graphics to text. The applicant offered none; and

Further, whereas, signs should be set back four feet from the building edge. No provision was made for that; and

Further, whereas, the master plan proposes the applicant can paint over an older sign in either white or black without going to the LPC staff. This is a terrible idea.

The building's side façade is painted a reddish-brown color. On this site, it has often taken weeks, even months, before some new advertiser decides to lease the space once a prior sign has been removed.

To have a huge black or white splotch located smack dab in the center of this side façade draws undue attention, while providing nothing to the historic district, the building, the landlord or a potential advertiser.

A more sensible solution would be simply to paint over an expired sign in the same reddish-brown color as the façade, not a clashing black or white.

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

- 1) the proposed number of colors and shades be reduced
- 2) there be no more than 35% combined coverage of text and image
- 3) there is a specified proportion of text to image, depending on what style sign is used
- 4) the sign be set back four feet from the edge of the building; and
- 5) a blank advertising space awaiting a new advertiser should be painted reddish-brown to match the existing secondary façade, not a lurid black or white, colors that relate to neither the building nor the district; and

Further, be it resolved that CB#2, Man. recommends the Commission confirms the claim that the non-conforming area for signage is grandfathered.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

13 - LPC Item: 12 - 341 Canal Street (Greene)- SoHo-Cast Iron Historic District
A vacant lot. Application is to construct a new six-story building. Zoned M1-5B

Whereas, we stand by our earlier recommendation for approval of this proposal; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

14 - LPC Item:13 - 498 Broome Street (Broadway/Crosby) – SoHo-Cast Iron H.D.

A store building designed by Ernest Greis, and built in 1885. Application is to construct a rooftop addition, replace windows, and install storefront infill.

Whereas, the proposal will enhance the façade. Although some historic material will be removed, like the vault lights on the step, the overall effect is successful, especially how the accessibility issue is handled; but

Whereas, removing this non-descript fire escape would greatly enhance the façade. Although the applicant expressed skepticism that the roof of the adjacent building could be used as a second means of egress, it is our belief that it can.

Alternately, installing a sprinkler system would meet fire code and would not be asking too much more of the applicant, considering the substantial economic benefit that will be gained from a change of use; and

Whereas, installing so much diamond plating will leave a disproportionate amount of the sidewalk covered with metal; and

Therefore, be it resolved that CB#2, Man. recommends approval of this application, but recommends removal of the fire escape and less diamond plating, perhaps substituting some granite in its place.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

15- LPC Item:14 - 498 Broome Street (Broadway/Crosby) – SoHo-Cast Iron H.D.

A store building designed by Ernest Greis, and built in 1885.

Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for Modification of Use Pursuant to Section 15-20(b) of the Zoning Resolution. Zoned M1-5A

Whereas, we feel that the scope of work is significant enough to justify a change of use; but

Whereas, we would urge the Commission to request just a bit more from the applicant, namely, removal of the fire escape and adding some granite and less metal to the sidewalk before issuing a report of approval; now

Therefore, be it resolved that CB#2, Man. recommends a report be issued approving this application, if the applicant agrees to remove the fire escape and to add some granite slabs that would reduce the preponderance of metal plating; and

Further, be it resolved that CB#2, Man. reminds the applicant that approval by the Landmarks Committee of CB#2, Man. should not be considered a factor in approving a change of use when this application comes before the Land Use Committee at a future date.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

16 - 91 Charles Street, aka 368 Bleecker Street - Greenwich Village Historic District
A rowhouse built between 1847 and 1853. Application is to construct a barrier-free access ramp.

Whereas, we sympathize with the plight of the applicant, the victim of a lawyer/client scam team who have been widely reported in the press exploiting the ADA law by suing storeowner after storeowner with financial claims for non-ADA compliance and then reaping personal windfalls for themselves; and

Whereas, ordinarily, we would suggest alternate, simpler and less obtrusive solutions to ensure ADA compliance; but

Whereas, this application lends itself to the proposed solution, a ramp, since there already exists a raised platform where the ramp is proposed to be placed; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

June 28, 2012

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

Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

17 - 705 Greenwich Street (Charles/W 10) - Greenwich Village Historic District

A building originally built as a Federal style house in 1828, and later altered in the mid-19th Century. Application is to legalize alterations at the ground floor and signage installed without Landmarks Preservation Commission permits

Whereas, the building was altered a very long time ago and is situated on an mixed-use street; and

Whereas, to return to the historic design would require the reintroduction of the original carriage doors, an impractical solution in this day and age; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
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Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

18 - 50 Bond Street (Bowery/Lafayette)- NoHo Historic District Extension

A Classical Revival style store and loft building designed by Cleverdon and Putzel and built in 1896-97. Application is to alter a roof deck.

Whereas, the proposal to alter the current angled footprint of the roof deck and squaring it produces better and improved proportions; and

Whereas, ordinarily, we might not approve this modern structure on this building, but the original roof deck and structure were installed prior to designation. This alteration indeed might not relate to the building or the district, but it does relate to the existing structure. This is a unique situation and set of conditions that would not be met in most other buildings in the historic district; but

Whereas, the screen of vegetation is distracting and should be moved as far out of sight as possible; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application unless the foliage be made less visible from the street.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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June 28, 2012

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

Dear Chairman Tierney:

At its Full Board meeting on June 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

19 - 68 Gansevoort Street (Ninth/Washington) – Gansevoort Market Historic District

A tenement built by John Glass in 1880-81, altered and combined into a two-story market building by Voorhees, Foley, Walker & Smith in 1940. Application is to install an internally illuminated bracket sign.

Whereas, this type of internally illuminated signs might indeed attract more attention to the building and the business, but is that purpose of the preservation laws?; and

Whereas, there is no precedent for these types of signs in the district; and

Whereas, a more traditional lighting would work, like small unobtrusive spotlights, or down-lighting on a pin-mounted sign, or an illuminated box sign – just not this internally-illuminated sign; now

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

Vote: Unanimous, with 39 Board members in favor.

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

Sincerely,



Doris Diether, Co-Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan



Sean Sweeney, Co-Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan



Brad Hoylman, Chair
Community Board #2, Manhattan

BH/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Sheldon Silver, State Assembly Speaker
Hon. Thomas K. Duane, NY State Senator
Hon. Daniel L. Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Scott M. Stringer, Man. Borough President
Hon. Christine C. Quinn, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Pauline Yu, Manhattan Director, CAU
Andrew Berman, Greenwich Village Society for Historic Preservation
Jenny Fernandez, Director of Government & Community Relations,
Landmarks Preservation Commission