

Landmarks Preservation & Parks Committee Meeting Minutes

Wednesday September 3rd, 2014 at Broadway Housing, 135th Street and Riverside Drive

Meeting called to order at 6:45pm

CB9 Landmarks Committee Members in attendance:

Joel Mentor (Chair), Gladys Tinsley, Michael Wells, Kimberly Cameron, Daniel Marks Cohen

CB9 members in attendance:

Presentations:

419 W 145th Street

Shiming Tam and Shang Chan of SM Tam Architect, PLLC, presented to the Committee proposed alterations to the exterior and roof of 419 W 145th Street. The building was recently purchased by Ms. Sun Ok Yoo, and will be converted to five residential apartments, with commercial space on the ground floor. Plans include the following changes, which will be present to the LPC for review on September 23rd, 2014:

- Replacement of existing four steps (connecting the sidewalk to the front yard) with two new ramps and railings to make the ground floor ADA compliant. New 4000 psi concrete matching the existing front yard slab's color and texture will be poured to raise the front yard slab to approximately 17 inches to accommodate the new ramps design. The new metal railings will be made to match the existing railing's style and color.
- A new concrete step with metal railings will be added at the rear yard per the new interior basement slab. The concrete steps and metal railings will be made to match the existing. The proposed rear yard steps and railings will not be visible from the street.
- A new stair bulkhead constructed using metal studs and finished with stucco will be constructed on the roof. The finished stucco will be painted to match the existing exterior wall color. The proposed stair bulkhead will not be visible from the street level, and therefore will have no impact on the historic neighborhood's streetscape.

Questions were raised regarding the grading and width of the ramps. They will be built at 3ft wide, with slopes of 1/12 & 1/10 to meet ADA compliance. Adequate drainage will also be put in place to ensure proper runoff.

Based on photographs provided by the architects, there is a fire escape structure from the adjacent church that leads to the roof of the 419 W 145. There are also a number of windows from the church that open to the roof. The building owner will work with church officials and Department of Buildings to address.

Ms. Yoo is a clothing designer, conducting business on appointment only. Her establishment will not require signage in front of the building. Committee members voted unanimously to issue a letter of support to the LPC, in favor of the proposed alterations to the building.

Old Business

Residents around 280 Convent Avenue continue to express concerns over CCNY's plans to proceed with renovations/additions to the building. Kate Dwyer of 475 W 141st Street provided an update on efforts to counter the proposed construction of a modernist stairwell in the rear of the building. They have enlisted support from Council Member Mark Levine, and are now looking for a pro-bono lawyer to take further action against CCNY and the LPC for their approach in approving the proposed updates.

New Business

None

Meeting adjourned at 7:40pm

Submitted by Joel Mentor