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Daniel Miller, *First 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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November 20, 2017

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 November 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. **58 Bank St. Application is to install a new elevator at the rear of the building, a rooftop penthouse addition, and a below grade, rear yard expansion.**
 - A. The rooftop addition is minimally visible and the railings are unobtrusive; and
 - B. The applicant represented that proper care will be taken to ensure the safety and structural integrity of the building and adjacent properties where underpinning is required; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application provided proper care will be taken to ensure the safety and structural integrity of the building and adjacent properties where underpinning is required.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on November 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **269 W. 11th St. – Application is to amend Certificate of Appropriateness 18-7438 to include additional rear yard excavation.**

Whereas:

- A. The scope of the excavation is increased into the garden by an additional 37 feet from what was approved in a prior application- for a total distance of 42 feet from the rear façade ; and
- B. The applicant represented that proper care proper care will be taken to ensure the safety and structural integrity of the building and adjacent properties where underpinning is required especially below a cottage in the neighboring yard; now

Therefore be it resolved that CB2, Man. recommends **approval** of the application provided that proper care will be taken to ensure the safety and structural integrity of the building and adjacent properties where underpinning is required especially below a cottage in the neighboring yard.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on November 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **143 Prince St. (Coach Store) – Application is to add new banner pole and flag on Prince St. to match existing one on West Broadway and remove existing bracket/blade sign on Prince St.**

Whereas:

- A. The existing blade sign on the corner of the building will be removed; and
- B. A pole and banner are to be installed on the Prince Street facade; and
- C. The applicant was unable to provide definitive information about the size of the banner, the length of the pole, and the method of securing the pole in its proposed location under a fire escape and other information about the application; and
- D. The applicant agreed to lay over the hearing with the Landmarks Commission and to return to the Committee with a complete proposal; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application **until** a complete presentation is made to the CB2 Landmarks Committee in order that the Board may make a recommendation to the Landmarks Commission.

Vote: Unanimous, with 34 Board members in favor.

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

At its Full Board meeting on November 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 5. 75 Washington Pl. – Application is to add a 1-story rooftop addition plus mechanical bulkhead, add 3-story rear addition, excavate at rear yard, and restore areaway fence.**

(laid over)

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Dear Chair Srinivasan:

At its Full Board meeting on November 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **170 Bleecker St. –Application is to replace Bleecker St. and Sullivan St. storefronts, replace Sullivan St. entrance doors, add signage and bracket sign above Bleecker St. storefront, add wall signage and signage on glass at Sullivan St.**

Whereas:

- A. The present condition is a mixture of storefronts considerably altered from the original over time and portions of the masonry wall have been painted with signage; and
- B. The Sullivan Street façade adjoins the historic row houses of the MacDougal-Sullivan Gardens; and
- C. The clapboard will be removed and the paint on the brick will be stripped and left in its natural state; and
- C. The Bleecker Street storefront turning the corner to Sullivan Street will have a signboard and operable wood framed doors and windows with modern styled narrow mullions and wooden panels at the bottom; and
- E. The Sullivan Street façade has windows similar to the corner infill but in oddly square proportions and with non-historic glass blocks as bulkheads - as a decorative element that have no relationship to the building or neighborhood and no references were presented; and
- F. The paint scheme in white and a non-historic light green, is intrusive and ill suited to the building and the district, and was represented as the identifying colors of the restaurant rather than in the interest of preserving the historical character of the building; and

- G. There are assorted lights in random arrangement and new subtle lighting is proposed for the signboard; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the facade restoration, the sign band with its lighting and infill provided that all windows are of similar rectangular proportion and have wider wood frames and mullions; and
- B. **Recommends** that the existing lighting fixtures on Sullivan Street be arranged in a reasonable order; and
- C. **Denial** of the glass block infill and that it be replaced with wood; and
- D. **Denial** of the white and light green paint scheme and recommends darker colors suitable to the building and to the neighborhood.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on November 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6 65 Spring St. – Application is to modify storefront by relocating center tenant entrance and two existing cast iron columns to open up storefront, and a rear addition at the first floor and cellar levels for modification to single occupant retail use.

Whereas:

- A. The building is typical of the neighborhood with ground floor layout intact, including four cast iron decorative columns/pilasters which have a modern styled storefront infill; and
- B. The central entrance with storefronts on each side gives the building perfect symmetry; and
- C. Though no depictions of the original infill was shown, reference to similar buildings would show wooden frames and substantial bulkheads; and
- D. The proposal to relocate the central cast iron columns/pilasters toward the outside edges of the building destroys the intact, historical design; and
- E. The proposed infill is a generic storefront of a modern design with seamless plate glass, thin framed metal and glass doors, with no bulkhead and other historic elements; and
- F. The proposed design was represented by the applicant as serving the commercial purpose of the building over and against the historic preservation of the facade; and
- G. The entrance to the upper floors is awkwardly placed behind a subway entrance railing; and

- H. There is a commemorative plaque relating to an artist who lived in the building of which the applicant denied any knowledge and is clearly shown in a photograph submitted in testimony by a member of the public; and
- I. The proposed façade elevations are to be modified to better match the sidewalk grading and thereby provide ADA accessible entrances; and
- J. There is a ground floor extension that was not shown with a clear depiction with regards to its design and its visibility from public thoroughfares and was represented by the applicant as being in masonry with a skim coat in a brick color and with clearly visible new coolant pipes to the roof to be painted in a similar color and the applicant agreed to instead clad the extension in brick of a suitable color and design; and
- K. Mechanical equipment, minimally visible, is to be installed on the roof; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Denial** of removal and relocation of the historic cast iron pilasters from their present, original location and that the central entrance remain; and
- B. **Denial** of the modern style metal and plate glass infill without bulkheads; and
- C. **Approval** of the regrading of the building's entrances to provide ADA access; and
- D. **Approval** of the rear yard extension provided that it is in red brick, as agreed to by the applicant, that the piping is moved to a non-visible location (moved to the eastern edge of the building), and that staff verifies oral representations by the applicant as being correct; and
- E. **Approval** of the rooftop mechanical equipment; and
- F. That the commemorative sign remain in its present location over the central door.

Vote: Unanimous, with 34 Board members in favor.

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

Dear Chair Srinivasan:

At its Full Board meeting on November 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

7. **827-831 Broadway – Application is to construct a multiple-story setback addition on the roof and restoration of the Broadway façade.**

Whereas:

- A. The buildings were recently designated as an individual landmark for both architectural merit and the cultural significance associated with a number of artists who had studios in the building during an important era in the development of American painting; and
- B. Historic images depict the buildings almost exactly as they appear today, apart from the storefront infill and some of the fenestration; and
- C. The applicant asserted that the cultural significance of the designation so far outweighs the architectural merit of the buildings that the building architecture itself should not be considered in the evaluation the proposed rooftop addition; and
- D. The applicant also noted that the standard Landmark rules and considerations such as “minimally visible roof top additions” and reasonable consideration of scale should not be applied to this project; and

- E. The buildings are clearly of considerable architectural and historical worth and speak to the history of neighborhood, the northern expansion of mid-19th century architecture designed for mixed use including manufacturing and the adaptive reuse by significant mid-20th century artists – therefore any changes or additions that would diminish the building’s integrity would be inappropriate; and
- F. The buildings are 65’ high and the four story addition is proposed to be 50’ high, the full width of the buildings and setback 28’ from the Broadway façade with landscape on the setback terrace; and
- G. The proposed roof top addition’s design is in angled glazing and the applicant described the inspiration as drawn from William De Kooning’s art and life and is intended to serve as a commemoration of the cultural significance associated with the building’s designation; and
- H. Photographs of a mockup of the addition requested from the applicant in order to give a real view of the mass and visibility of the addition were not produced; and
- I. Various photomontages, renderings, and reflective studies make clear that the addition is overwhelmingly visible from many points of view, including areas within the nearby landmarked district to the south and the addition does irreparable harm; and
- J. The scale and bulk (the height of the addition is only 15’ shorter than height of the existing building) as well as the design in angled glazing are completely at odds with the building and shift the mass in a manner that causes the building to appear as a fragile base for the addition;
- K. The massive amount of glazing (100% of the façade) will cause the addition to be startlingly reflective and bright by day and obtrusively transparent with the interior distorted yet exposed at night; and
- L. There is to be considerable, faithful historic restoration of the intact façade including preservation of the limestone masonry and cast iron, appropriate fenestration, preservation of the existing south storefront infill and the north storefront infill is proposed to be replaced with a generic system that is intended to evoke a 1950’s design; and
- M. There was very considerable community opposition with a large number of neighbors attending the meeting, a number of the attendees speaking, and written correspondence; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Denial** of the rooftop addition; and
- B. **Approval** of the façade restoration apart from the north storefront infill.

Vote: Unanimous, with 34 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on November 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 75 Varick St. - Application is to install a roof deck on the 17th floor and to make certain alterations to the façade facing the deck.

Whereas:

- A. The existing condition of the roof is utilitarian and unimproved; and
- B. A roof deck, including a low reflective glass railing at the parapet, will be an amenity for the commercial tenants of the building; and
- C. The proposed deck is stone with plantings and an enclosed structure will be built under the existing elevated mechanical room and a fire stair will be extended to conform to code; and
- D. The windows in the space will be enlarged and made operable; and
- E. The railings and structures are minimally visible and do no harm to the appearance of the building; now

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

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on November 16, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. 561 Broadway – Application is to construct a stair bulkhead at the roof.

Whereas:

- A. A stair to the roof is proposed, located in a new square room (17' wide x 17' deep, 9.5' high), similar to others on the Broadway side of the building and with floor to ceiling glazing in steel frames on three sides and brick at the fourth wall located at the north parapet wall; and
- B. There is mechanical equipment on the roof of the proposed bulkhead; and
- C. The bulkhead is minimally visible and only from a great distance to the north and east; and
- D. The applicant represented that there will be a six foot high privacy fence which is not represented in the mockup and would seem to be more than minimally visible; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the bulkhead/room and the placing of mechanical equipment on its roof; and
- B. That the LPC staff determine from a mockup to be installed the visibility of the proposed privacy fence and that it be denied if it is more than minimally visible.

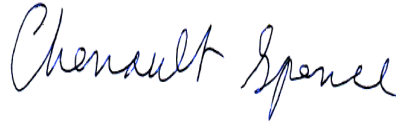
Vote: Unanimous, with 34 Board members in favor.

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

Sincerely,



Terri Cude, Chair
Community Board #2, Manhattan



Chenault Spence, Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan

TC/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. Velazquez, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Daniel L. Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Yuh-Line Niou, Assembly Member
Hon. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member