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LANDMARKS COMMITTEE June First meeting of Two June 16, 2016

The Landmarks Committee of Community Board #2 Manhattan held the first of two meetings for June, 2016 at The Silver Building, 32 Waverly Place.

Committee Members Present: Chenault Spence (Chair), Susan Gammie (Vice-Chair), Doris Diether, Anita Brandt, Lauren Rachusin, Jonathan Geballe

Public Members Present:

Committee Members Absent with Notification: Maud Maron, Bo Riccobono, Sandy Russo

Public Members Absent with Notification: Janet Todd Hayes, Albert Bennett

Public Members Absent without Notification: Michael Mitchell

1 *120 Prince St. - Application is to establish a Master Plan for the installation of a painted wall sign on the secondary east façade of the building.

Whereas:

- A. The sign area is 330 feet square (24' X 16 1/2 ') which is within the regulation size for the area of the wall and will delineated by a painted border; and
- B. Examples of history and approved contemporary painted signs in the neighborhood were exhibited; and
- C. The standard Landmarks Commission criteria for secondary facade signs in the district are agreed; and

- D. The Landmarks Commission staff will approve each sign to ensure that it conforms to the agreed criteria; now

Therefore be it resolved that:

CB2 Manhattan recommends approval of this application

Unanimous

- 2 *35 West 10th St.** – Application is to construct rooftop and rear yard additions.

Whereas:

- A. A new penthouse, replacing an existing penthouse, is not visible from any public thoroughfare; and
- B. A new rear facade is entirely sheathed in glass with bold, contemporary framing on one floor and extending 16' to the rear on the top two floors and the penthouse producing an irregular angled back wall within the current footprint of the existing addition on the lower floors; and
- C. The ratio of solid to void materials of the rear wall is nearly 100% void with no delineation of floors, no vertical delineation, not a vertical wall but angled and this curtain wall is not in keeping with the historic the building; and
- D. The applicant represented that the rear wall which is to be demolished is not original; and
- E. The rear yard patio area, not including the planting area which will be preserved, is to be excavated to construct a cellar extension; now

Therefore be it resolved that,

CB2 Manhattan recommends denial of the application unless the rear wall design respects the rectilinear form of a row house and has a considerable increase in solid area to identify the floor levels and create vertical separation between the glass panes.

Unanimous

3 *30 Grove St. – Application is to replace front stoop and railing.

Whereas:

- A. The stairs and landing will be rebuilt in kind; and
- B. The fence will be reproduced in kind; and
- C. New stair railings will follow the existing fence design on adjacent properties; now

Therefore be it resolved that:

CB2 Manhattan recommends approval of this application

Unanimous

4 *75 Spring St. – Application is to extend a rooftop elevator bulkhead and construct an elevator vestibule, and to raise a roof parapet and chimney.

Whereas:

- A. The freight elevator is to be extended to the roof with an increase of the housing of from 9'-2" to 25'-10" and to a new vestibule which is not visible; and
- B. The parapet is increased in height 6'-0" to mask the elevator enclosure which will be very minimally visible; and
- C. The chimney is to be increased in height 2'-0" to conform to code for an occupied roof; now

Therefore be it resolved that:

CB2 Manhattan recommends approval of this application

Unanimous

5 *246 W. 11th St. - Application is to restore and modify facade, reconfigure and drop window sills at areaway, construct a one-story rooftop addition, replace and enlarge existing rear yard addition, and excavate cellar and rear yard.

Whereas:

- A. The areaway is to be modified to provide proper access to the entrance below the steps, the brownstone restored, and a new stoop and railing in a design suitable to the house installed; and
- B. The existing original vestibule doors will be moved to the entry; and
- C. The new six over six windows will be installed, and shutters, which were only represented in the elevation without detailed drawings of their design, and shutter hardware will be installed; and
- D. A Greek Revival cornice will be installed to replace the missing original with the example taken from a neighboring building; and
- E. The existing rear yard addition is a wooden structure that replaced the original extension and is to be demolished and replaced by a new rear extension, one story higher than the existing, with brick surround and expansive windows will be added; and
- F. The top story rear facade will be restored; and
- G. The skylight is being removed and a minimally visible zinc clad penthouse is set into the center of the house to preserve the visible roof slant; and
- H. The cellar and garden are to be excavated, 5' deeper in existing cellar and 10' deeper in the rear yard; now

Therefore be it resolved that:

CB2 Recommends approval of this application provided that the Commission ensures that the design of the shutters and their hardware are correct for the period of the building.

Unanimous

6 *83 Horatio St. – Application is to construct rooftop and rear yard additions, perform excavation, replace windows and cornice.

Whereas:

- A. The original rear facade of the building is to be demolished and extended, the existing attic level floor is to be reconfigured as a full height floor and a penthouse is to be added; and
- B. The lower penthouse level (the raised attic level) is set back 15' and the upper level 30" with overall height of 67'; and

- C. The cornice is to be rebuilt replicating the existing
- D. The areaway is to be enlarged and the existing railing preserved.
- E. The rear facade is to have French windows in the garden and parlor floors and double hung windows in the upper levels; and
- F. The addition of all floors are visible from a public thoroughfare to the north, however, in this instance, the visibility is not objectionable owing to the unusual character of the doughnut, the large, industrial building to the west and that the addition is in line with the neighbor to the east; and
- G. The cellar will be excavated 3' deeper and extended to the rear of the proposed footprint with underpinning and the garden will be excavated 10'; and
- H. There was negative testimony from a neighbor and in letters to the Committee that were determined not to be on matters relating to landmark considerations; now

Therefore be it resolved that:

CB2 Manhattan recommends approval of this application

**Five in favor
One opposed (Doris Diether)**

7 *422 Hudson St. – Application is to change the function of the ground floor windows to operable casement windows, and to legalize the painting of the façade without LPC permits.

Whereas:

- A. The ground floor facade, lentils, and cornice were painted existing cream color without approval and the approval for the existing condition is requested; and-
- B. The windows are to be changed from fixed lower portions with operable transoms to ten lite casement windows of a similar appearance; now

Therefore be it resolved that:

CB2 Manhattan recommends approval of this application.

Unanimous

The following applications that had been scheduled for presentation were
withdrawn

***54 Morton St. – Application is to repair and restore the façade.
(withdrawn)**

***51 Mercer St. – Application is to replace windows at the 2nd floor.
(withdrawn)**

Respectfully submitted,

Chenault Spence, Chair