Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

Community Board No. 2, Manhattan
3 Washington Square Village
NEW YORK, NY 10012-1899
www.cb2manhattan.org
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Greenwich Village ❖ Little Italy ❖ SoHo ❖ NoHo ❖ Hudson Square ❖ Chinatown ❖ Gansevoort Market

March 19, 2021

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

Dear Chair Carroll:

At its Full Board meeting on March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. Gansevoort, Little West 12th, and 13th Streets between Ninth Ave. and Washington St. - Application is to install enhanced planter barricades as part of the NYC Open Streets Program.

Whereas:

A. The open streets program provides priority to pedestrian usage with access for vehicles, as required; and

B. The traffic barriers are composed of oxblood weathered Corten steel made into hexagonal- shaped planters 5'-0" wide and 3'-0" high similar in appearance to existing Landmarks Commission approved planters in the immediate area, and

C. The containers are mounted on heavy duty casters and the applicant represented that the planters are hinged in a fashion that makes them easily movable to provide access for vehicles as required; and

D. The plantings are a combination of evergreen and annual plants and will be maintained by Meat Packing BID; and

E. The applicant represented that it is its intention, subject to approval from the proper agencies, to make these open streets with the planters permanent; now

Therefore be it Resolved that CB2, Man. recommends **approval** of the application provided that the design conforms to all applicable regulations of other agencies for district.

Vote: Passed, with 43 Board members in favor, and 1 recusal (D. Raftery).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
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March 19, 2021

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

Dear Chair Carroll:

At its Full Board meeting on March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **439 Lafayette St**. - **Application is to amend a Master Plan permit for painted signs.**

Whereas:

A. The amendment to an existing approved master plan seeks to modify the plan to conform to the current regulations concerning painted wall signs in the district; and

B. The applicant provided approved designs on other buildings in the district that the sign company had painted under the new regulations; now

Therefore be it Resolved that CB2, Man. recommends **approval** of the application provided that the designs conform to the applicable regulations for the building and the district

Vote: Unanimous, with 44 Board members in favor.

Carter Booth, *Chair*
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March 19, 2021

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

Dear Chair Carroll:

At its Full Board meeting on March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 465 W. Broadway-Application is for a master plan to install a painted wall sign.

Whereas:

A. The design applicant presented that the permitted area of the new sign is 448 square feet (16' x 28'), however this size reads as too large for the visible area of the wall is positioned too low when viewed from the street ; and

B. The proposed design appears to be in conformity with the regulations for the building and the district; now

Therefore be it resolved that:

A. CB2, Man. recommends **approval** of the application provided that the designs conform to the applicable regulations for the building and the district; and

B. It is recommended that the overall size of the sign and distance between the sign and the rooftop be reduced.

Vote: Unanimous, with 44 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

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March 19, 2021

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

Dear Chair Carroll:

At its Full Board meeting on March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 151 Mercer St.- Application is to install a painted wall sign and light fixture at the secondary (south) façade.

Whereas:

A. The application is for a new wall sign on a recently constructed building; and

B. The sign is a discreet round rendering of the company logo 6'-6" in diameter and set back 2'-3" from the front facade and appears to be in conformity with the regulations for the building and the district; and

C. A proposed LED lighting fixture incorporated into the parapet coping above the sign will draw undue attention to the sign and is without any precedent in the district; and

D. The applicant, when questioned, could provide no precedent, historic reference, or other justification for the lighting of the sign; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the painted sign provided that the designs conform to the applicable regulations for the building and the district; and

B. **Denial** of the proposed lighting or any lighting for the sign as without precedent in the district and visually disruptive of the neighborhood.

Vote: Unanimous, with 44 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
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March 19, 2021

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

Dear Chair Carroll:

At its Full Board meeting on March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 58 W. 9th St. - Application is to replace 2 wood windows at the rear façade at the 4th floor with 1 single steel and glass window.

(withdrawn)

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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March 19, 2021

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

Dear Chair Carroll:

At its Full Board meeting on March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 484 Broome-Application is to add new entry doors, for existing retail storefronts, to provide direct access from the sidewalk.

Whereas:

A. The present condition is two building bays with three historic windows with cast iron bulkheads in each bay and with entrances to the ground level shops on each side of the bays in an intact ground floor of a distinguished building typical to the district; and

B. The current condition does not permit direct entry to the two separate retail spaces and the existing entrances are not ADA compliant; and

C. The application proposes to replace a central historic window and bulkhead in each of the two bays with a glass infill and glass doors at ground level; and

D. The existing transom line is referenced and a plain panel of metal at the bottom of the door is intended to reference the removed bulkhead; and

E. The proposal degrades the important, intact historic facade of a remarkably preserved building and is not harmonious with the façade; and

F. The use of the side entrances to the retail spaces does not place an undue obstacle to entering the space and these entrances could be made ADA accessible with less harm to the facade; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application as an unacceptable intrusion on an important, intact historic facade.

Vote: Passed, with 42 Board members in favor and 2 in opposition (B. Pape, R. Sanz).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
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March 19, 2021

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

Dear Chair Carroll:

At its Full Board meeting on March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **37-39 Perry St.** – **Application is to gut renovate and re-allocate some square footage onto the roof and modification of approved window on ground floor and extend excavation into rear yard. Modify rear elevation.**

A. The application seeks certain modification to a previously approved application for the property; and

B. The building is two individual row houses that have been united into a single house on a single tax lot; and

C. The modification to the ground floor window previously approved is acceptable; and

D. The downspout is an architectural element which is important to the visual demarcation between the two historically separate original houses; and

E. The rear yard excavation, provided that care is taken to protect the building and neighboring properties, is acceptable; and

F. The proposed penthouse's roof top elevation is 55'-0" from street level and set back 17'-0" from the front facade and is minimally visible from any public thoroughfare; and

G. The rear facade parlor floor level has three windows instead of the original four windows and the ground floor is a wall of divided windows and is not directly visible from any residential property; now

Therefore be it resolved that CB2, Man. recommends:

A. Approval of the ground floor window, the penthouse, the rear yard excavation, and the rear facade windows on the ground floor and recommends that the parlor floor preserve the four-window configuration of the two original houses; and

B. That the important architectural element of the central downspout be preserved to divide the two separate original houses rather than the non-historic impression of a four-bay wide single house.

Vote: Unanimous, with 44 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

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March 19, 2021

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

Dear Chair Carroll:

At its Full Board meeting on March 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 406 W. 13thSt. - Application is to replace existing front facade and storefront, install a rear addition, and remediate existing roof conditions.

A. The existing condition is an undistinguished garage building occupying a lot that was originally a Greek Revival row house; and

B. The rear addition is minimal and not visible; and

C. No structure is to be added to the roof; and

D. The proposal is for a minimal steel and glass three- bay storefront at the ground floor with a glass facade covered by a two-story filigree brick screen on the upper floors; and

E. The glass storefront has no reference to the historic appearance of the district and does not reference the original row houses or the garage entrance of the present building; and

F. The filigree brick screen has no reference or precedent to any building in the district and is visually completely unsupported giving the impression of a floating brick screen; and

G. The entire facade is out of place in the district and an unwelcome intrusion to the streetscape; now

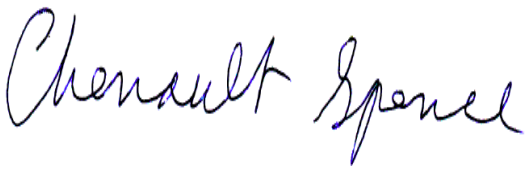
Therefore be it resolved that CB2, Man. recommends **denial** of the application or any modification of the design that a screen of any kind and is totally without historic reference.

Vote: Unanimous, with 44 Board members in favor.

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

Sincerely,

Carter Booth, Chair
Community Board #2, Manhattan



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

CB/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. Velazquez, Congresswoman
Hon. Carolyn Maloney, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Yuh-Line Niou, Assembly Member
Hon. Scott Stringer, NYC Comptroller
Hon. Gale A, Brewer, Man. Borough President
Hon. Corey Johnson, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Carlina Rivera, Council Member
Rich Stein, Community & Intergovernmental Affairs Coordinator, LPC