

Jeannine Kiely, Chair
Susan Kent, First Vice Chair
Valerie De La Rosa, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Eugene Yoo, Secretary
Ritu Chattree, 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

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March 28, 2022

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 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *Gansevoort St., Little West 12th St., and W. 13th St. – Application to secure enhanced planter barricades to improve open street operation.

(withdrawn)

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
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Dear Chair Carroll:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *107 Spring St. - Application is to legalize the existing sign and to establish a Master Plan for painted wall signs

Whereas:

- A. The application is to legalize the existing wall sign and to establish a master plan for the building for a sign of the same size; and
- B. Historic photographs showed modest signs advertising the businesses in the premises, however all were above the ground floor and in a size typical to the size of the era and the building and none were painted on the building itself; and
- C. The applicant represented that the existing sign conforms to regulations for signs on a wall of this size for the district; and
- D. The regulation upon which the application depends, while it may be appropriate for a sign on a secondary façade height above the street level, becomes overwhelming in this instance and reduces the building to a backdrop for the sign; and
- E. The applicant suggested that the sign would deter spray painting of the façade and there is no evidence that this would be the case; and
- F. The existing non-matching lighting fixtures above the sign detract from the building and the appearance would be enhanced by their removal; now

Therefore, be it resolved that CB2, Man. recommends:

- A. **Denial** of the sign as far too large for the building with its position at street level; and
- B. That a smaller sign or multiple small signs be permitted in the designated space; and
- C. That the lighting fixtures be eliminated or replaced with matching fixtures appropriate to the building.

Vote: Passed, with 34 Board members in favor, 4 in opposition (C. Dignes, R. Kessler, Z. Roberts, A. Zeldin) and 1 abstention (M. Metzger).

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Dear Chair Carroll:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *459 W. Broadway - Application is to legalize the existing sign and to establish a Master Plan for painted wall signs.

- A. The sign is located on a secondary facade and was represented by the applicant as conforming to regulations for signs on this building and the district; and
- B. The sign, in the context of the amount of wall visible is too dominant for the space; and
- C. The tag for the sign company is far too large and draws undue attention to itself; now

Therefore, be it resolved that CB2, Man. recommends:

Approval of the sign provided that its size is reduced by a modest amount and that the tag be as small as possible to remain legible from the street.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *445 6th Ave. – Application is to construct a 1-story rear addition on top of an existing 1-story rear addition and rebuild the rear façade.

(Reviewed at LPC Staff Level).

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Dear Chair Carroll:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *65 Spring St. – Application is to construct a 1-story rear yard addition.

Whereas:

- A. The design of the addition, its positioning, and the reconfiguring of the fire escape raise multiple questions about its conforming to building and to fire codes and none of these questions were satisfactorily addressed by the applicant; and
- B. The drawings are vague and lack dimensions - the yellow tape markings on an adjacent building and lack of a rendering give scant indication of the visual impact from a public thoroughfare.
- C. The applicant was unable to provide detailed information about the drawings, the connection to the existing building and especially the visual impact and the egress path for the rooftop; and
- D. The one-story addition completely fills the rear garden and an easement behind an adjacent gate is egress to Lafayette Street; and
- E. The drawing shows that the gate to Lafayette Street cannot open fully for egress; and
- F. The stairs in the back garden are relocated inside the addition and a tunnel excavation to the cellar, not shown in the drawings, was represented by the applicant as not impacting adjacent properties with no illustration that this is the case; and
- G. The roof of the addition has assorted safety railings, fences and privacy divisions for the two private terraces that present a clearly visible jumbled view to Layette Street; and

H. The drop ladder to the garden is replaced by a fixed ladder to the rooftop of the addition and a new drop ladder, some distance across the rooftop from the fixed ladder, extends to the ground; and

I. The applicant represented, though it is unclear from the drawings, that a clear path, conforming to code, across the rooftop from the fixed ladder to the drop ladder does not pass through private areas of the roof; and

J. Residents of the building and members of the public provided written and oral testimony opposing the application for assorted fire, safety, and habitability concerns that, though not necessarily landmark questions, may require a solution that would alter the proposed design; and

K. With lack of clear and complete drawings, no rendering of the addition as seen from a public thoroughfare, and multiple unanswered questions, this is an incomplete application; now

Therefore, be it resolved that CB2, Man. recommends that the incomplete application be revised and, when it is assured that multiple code regulations have been addressed, that a complete application be reviewed at a public hearing before being heard by the Landmarks Commission.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *22 E. 10th St. – Application is to construct a rear addition and perform rear yard excavation.

Whereas:

- A. The proposal is for restoration of the stoop and entry, modification of parts of the front fenestration, removal of existing rear addition, construction of a new rear addition, lowering grade of garden and adding windows in the “L” of the joining building at the new grade level:
- B. The parlor floor front window will be restored to the early 20th century design which brings unity to the façade and is clearly shown in a historic photograph and restoring pilasters, adding transom and door to restore the stoop and entry to early 20th century condition; and
- C. The window above the entry is thought to be original and will be reproduced in kind.
- D. Examples were shown of existing additions throughout the doughnut of various sizes and configurations; and
- E. The existing rear extension is to be demolished and a modest new extension with long tripartite divided pane windows will replace it and fire escapes are to be removed; and
- F. The garden will be excavated approximately 4’ and a door and two windows will be added to the extension: and
- G. The garden extension lowers the grade approximately 4’; and
- H. Two windows and a door are to be added to extension of the next-door extension: now

Therefor be it resolved that CB2, Man. recommends **approval** of this application and takes special note of the careful restoration of the façade to the early 20th century configuration and the historically referenced large windows in the rear façade.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 24, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *131 Charles St. – Application is to install a dormer at the rear of the pitched roof, alter the rear façade, excavate to the rear lot line, and to connect the house to the back house that stands at the rear of the lot underground, and to enlarge openings at the back house.

Whereas:

- A. The property is an individual landmark and is distinctive for its proportions, third floor dormers, an intact interior horse walk, and a rear house presumably modified from a stable; and
- A. As an individual landmark, it is afforded careful consideration that any alterations do not significantly alter its appearance; and
- B. The front façade is in the original condition and an oval window above the horse walk door will be restored; and
- C. The horse walk is one of few remaining in the village and it is visible through a window in the door from the sidewalk and the proposal to incorporate it into the living area and obstruct the historic view with opaque glass would significantly harm the appearance and character of the house; and
- D. The cellar level is to be excavated beneath the house, garden and rear house to 5' from the rear property line and the rear yard is lowered 6' adjacent to the house and 4' in front of the back house; and
- E. A basement extension, 5'-6" deep extends the full width of the house and a rear dormer 20' wide and 5' above the existing roof is generally in the style of the front dormer; and

F. The windows in the rear facade and the dormer are non-historic metal and extend nearly the entire width of the house, destroying both any reference to punched, tripartite design and historic material, and introduce a modern design which forever harms the original historic appearance and the character of the house; and

G. The rear house deck and stair bulkhead do not harm the appearance of the house and are not visible from any public thoroughfare; now

Therefore, be it resolved that CB2, Man. recommends:

A. Approval of the excavation provide that all regulations are followed to prevent harm to the property and to neighboring properties; and

B. Approval of the rear dormer structure and the rooftop; and

C. Denial of the windows in the rear façade, the rear dormer and in the rear house ground floor and recommends that they instead be wooden, historically referenced with small panes and that in the parlor and second floors of the main house the punched, tripartite design remains.

D. Denial of the change of the window in the horse walk door and of the proposed alterations to the horse walk that is an integral part of the character of the house, and which is visible through the window from the sidewalk and is of special importance to this individual landmark.

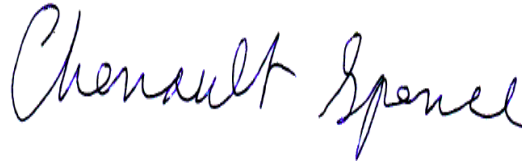
Vote: Unanimous, with 39 Board members in favor.

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

Sincerely,



Jeannine Kiely, Chair
Community Board #2, Manhattan



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

JK/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. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, Council Member
Hon. Christopher Marte, Council Member
Hon. Carlina Rivera, Council Member
Sasha Sealey, Community & Intergovernmental Affairs Coordinator, LPC