

**Jeannine Kiely, Chair**  
**Susan Kent, First Vice Chair**  
**Valerie De La Rosa, Second Vice Chair**



**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](http://www.cb2manhattan.org)

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

September 23, 2022

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

Dear Chair Carroll:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **1<sup>ST</sup> LANDMARKS MEETING**

- \*429 West Broadway** – Application is to replace storefront doors and lock system.

**(withdrawn)**

Jeannine Kiely, *Chair*  
Susan Kent, *First Vice Chair*  
Valerie De La Rosa, *Second Vice Chair*



Antony Wong, *Treasurer*  
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Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **\*396 Avenue of Americas** - Application is to install interior and exterior illuminated signage, and vinyl sheets on 3 windows on the W. 8th St. facade.

### Whereas:

- A. The building, located on a prominent corner in the central village, has undergone a number of changes and had a lighted sign prior to designation; and
- B. After designation, two signs of approximately the same size proposed were installed as evidenced by ghost areas on the facades; and
- C. In a prior approved design, never realized, lighted signs were approved on the two facades and a lighted sign was approved over the corner entrance: and
- C. The proposed signs are 20'6" X 6'4" with 23" high individual interior-lit white letters spanning 19' and a 5'2" x 2'2" backlit sign at top of the corner bay above the entrance; and
- D. The size, white color, and illumination of the facade signs is out of scale with the building and far larger and more prominent than any in the district and gives the impression of a bright, double billboard rather than simply identifying and promoting the business within; and
- D. Light-colored vinyl sheeting is proposed to be installed on the exterior of three prominent windows on the 8<sup>th</sup> street side to obstruct the view of interior fittings that were recently installed by the applicant which now present an unfinished dry wall view to the street; and

E. The applicant installed the interior fittings in the showroom with complete disregard for ramifications affecting the exterior appearance of the building and there results a self-created hardship that is proposed to be solved with an aesthetically unacceptable and impractical solution; and

F. The vinyl sheeting has no relationship to the building and provides an inviting palette for graffiti, which is increasingly problematic in the district, and the applicant presented no evidence concerning the sheeting's durability or its ability to be cleaned effectively; and

G. The overlarge illuminated signs and the light sheeting covering the windows detract from the building and disturb the view of the prominent corner in the village that, though it does not contain the most distinguished architecture in the district, has a collection of commercial establishments that respect the scale and character of the area; and

H. There was testimony from the public (neighbors) opposing the application; now

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

A. **Denial** of the two wall signs and recommends in their place letters at half the size of those on temporary signs currently in place and shown in the presentation materials, in the blue signature color of the business as suggested by the applicant's representative, and that they be fitted with lighting of a sufficiently low level to make them clearly seen and not draw undue attention; and

B. **Denial** of the sign in the window over the doorway unless it has the same the same blue color with same modest illumination as the wall signs; and

C. **Denial** of the vinyl sheeting applied to the windows, and that the applicant return for a public hearing with a design that provides a view through the windows to preserve the architectural integrity of the building.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, *Chair*  
Susan Kent, *First Vice Chair*  
Valerie De La Rosa, *Second Vice Chair*



Antony Wong, *Treasurer*  
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September 23, 2022

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

Dear Chair Carroll:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. \*392-394 West. Broadway**– Application is to paint the first story of the façade and to repair and restore and illuminate the glass brick risers;

**Whereas:**

- A. The building has unusually delicate design and detail with a historic unity of color values of white that are intended to simulate stone in cast iron and is typical to the district and is in unusually pristine condition apart from detailing at the ground floor; and
- B. The existing color of the ground floor is of a white of deeper value with gold detailing typical to the design; and
- C. The proposal is to paint the ground floor a dark gray (Benjamin Moore Kendall Charcoal) and to renew the gold trim; and
- D. The glass block riser lights are to be restored and the illumination renewed; and
- E. The applicant represented throughout the presentation that the present condition was as depicted in the left picture marked “existing condition” on the sixth page of the application and that the purpose of the hearing was to request approval to paint the ground floor of the facade the dark color as depicted in the right “proposed” picture on the same page; and
- F. Following the presentation, photo-substantiated testimony was presented by a member of the Committee based on his recent visit to the building revealing that the actual existing present condition of the building is in fact that which was represented in the picture marked as “proposed”; and

G. The applicant responded with implausible reasons for the fact that the proposed work had already been carried out, including that the business was obliged to carry out the proposed work before it could open for business, and gave no explanation of having spent considerable time in the deliberately deceptive presentation; and

H. It is expected that presentation of materials and testimony in a public hearing or in any description of an application by the applicant or the applicant's representative in the public hearing before the Landmarks Committee of the Community Board be accurate and truthful in every way in order for the public to have an accurate understanding of the application in order to be able to comment and for the Committee and the Board to be able to make an accurate assessment in composing recommendations to the Commission; and

I. There was testimony from the public opposing the application; now

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

A. **Denial** of the approval of the actual existing dark color of the ground floor facade, which is not historically appropriate for the building, diminishes its characteristic unity, destroys the harmony inherent in the design, does harm to the historic character of the neighborhood and was carried out without approval of the Commission and inaccurately presented by the applicant as a "proposed condition" when it is the "existing condition"; and

B. That the ground floor facade be returned to a color of a slightly darker value of the existing white of the upper floors; and

C. That the Commission take whatever punitive measures it is authorized to make concerning the deceptive nature of the presentation in the public hearing and the carrying out of the extensive work without approval; and

D. **Approval** of the restoration of the details in the facade to their original state and the restoration and subdued lighting of the glass block stair risers.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, *Chair*  
Susan Kent, *First Vice Chair*  
Valerie De La Rosa, *Second Vice Chair*



Antony Wong, *Treasurer*  
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Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. \*275 Canal Street** - Application is to install illuminated signage on the facade and a blade sign.

### Whereas:

- A. The sign is a combination of three elements – a black band with white lettering, ‘KFC’ in separate red letters above and the company logo to the left; and
- B. The total size of the three components is 8’8” wide and 42” high; and
- C. The design of the sign and its scale together with illumination is what is presumed to be the standard for the company however has in no way been modified to fit harmoniously into the intact historic design of the building nor to show sensitivity with the historic district; and
- D. The installation of elements of the double cornice-like frame obstructs historic elements and detracts from the historic character of the building; and
- E. A bracket sign is 2’high X 18” was represented as conforming to regulations for blade signs in the district; and
- F. The applicant represented that it is intended to remove the temporary interior signs when exterior signs are installed, though they conform to landmarks regulations in being 18” or more from the window; and
- G. There was testimony from the public opposing the application; now

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

A. **Denial** of the facade sign, and that the applicant return for a public hearing before the Community Board with a design that respects the character of the historic district and the landmark district; and

B. **Denial** of the unusually large blade sign unless Commission staff verify that the sign and its positioning conform to the regulations for bade signs in the district.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, *Chair*  
Susan Kent, *First Vice Chair*  
Valerie De La Rosa, *Second Vice Chair*



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September 23, 2022

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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. \*43 Barrow Street**— Application is to restore the front façade, excavate the cellar and add a penthouse on the roof and extend the chimneys.

**Whereas:**

- A. The block is among the best preserved in the Village with small scale early row houses without any significant alterations and is a block, unusual for the village, without commercial establishments; and
- B. The facade and iron work are to be restored and the windows changed from the existing one over one to six over six which is typical for the period; and
- C. The rear window on the ground floor is to be a large multi-pane window with a door to the garden and the upper floors are to have six over six windows; and
- D. The rooftop structure 21' wide 12' deep and 10'5" high, clad in zinc panels, has very considerable and highly intrusive visibility from 7<sup>th</sup> Avenue South and within the block of small-scale buildings and the extended chimneys are objectionably visible from a number of vantage points; and
- E. The angle of the street with respect to the avenue and the low buildings on the avenue make it impossible to build this or any other structure on the roof that could possibly meet the standard for rooftop additions to a row house in the Village as "not more than minimally visible from any public thoroughfare"; and
- F. The roof safety railing is rather heavy and is sure to be visible; and



G. A complete excavation of the entire cellar - wall to wall, front to back - with underpinning of the end walls, especially the side party walls of the adjacent houses, is of great concern and considerable, detailed accounts from neighbors who had undertaken excavation work detailed the dangers and in one case abandoning the excavation; and

H. There was further testimony from the public against disturbing the historic unity and harmony of the block with the proposed or any rooftop additions and considerable opposition with alarm, shared by the Board, concerning a proposal for a fire pit on the roof and though not visible are of enormous concern in a frame building surrounded by other frame buildings; and

I. The very limited site with almost no yards would disturb all adjacent properties during construction, even if proven to be feasible with detailed engineering documents; now

**Therefore be it resolved** the CB2, Man. recommends:

A. **Approval** with commendation of the restoration of the facade and installation of proper windows of the period; and

B. **Denial** of the rooftop extension and chimney extensions or any other structure on the roof where any construction would be unacceptably highly visible from the pristine street of small row houses and the nearby avenue; and

C. **Denial** of the wall-to-wall excavation of the cellar for reasons of concern for the integrity of the building and neighboring buildings; and

D. **Denial** of the rooftop fire pit owing to grave concerns over the evident danger of any open flame in an enclave of wooden buildings and suggest communication with the proper authorities about this aspect of the application.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, *Chair*  
Susan Kent, *First Vice Chair*  
Valerie De La Rosa, *Second Vice Chair*



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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **2<sup>ND</sup> LANDMARKS MEETING**

**6. 95 Bedford Street** - Application is to restore the front façade, alter existing window and openings at the side and rear, and construct a new rooftop addition

#### **Whereas:**

- A. This historic Queen Anne style 4 story stable is situated beside the garden of a corner property on a remarkably unchanged block, and has an unusual degree of visibility on a secondary façade; and
- B. The application seeks to continue what was described as an evolution of adaptive reuse starting in 1904; and
- C. The changes to the front façade are restorative, with new in-kind energy efficient windows, a pedestrian entrance to be replicated in kind, carriage doors restored, and restoration of historic signage to resemble the 1956 designation photo; and
- D. The proposed alterations to the visible secondary façade (north elevation) include a partial raised parapet, new windows to match historic type, a relocated opening on the ground floor, a relocated arch on the second floor extending to the third, and a greatly increased opening for an expanded light well on the fourth floor which will create more visibility of the rooftop addition than the mock-up can possibly reveal, as it is partially obscured by existing material that is proposed to be removed; and

E. The changes to the rear façade include new windows to match historic type, and the removal of historic fabric to accommodate a continuous row of out of scale new “studio “windows on the fourth floor that resemble a curtain wall more than the atelier windows of the district and introduces a modern element into the especially well-preserved historic Grove Court; and

F. The proposed rooftop addition is not in harmony with either the district or its own building, but is largely not visible from a public thoroughfare, with the exception that parts of the addition will be visible from Bedford Street as well as Hudson Street; and

G. There was a lack of clarity from the applicant regarding the potential need for a variance for the northern lot line windows, and the Committee is opining with the presumption of legality, but has concerns about the appropriate sequencing here and is relying on the Commission to verify legality; and

H. A member of the public who resides in an adjacent building testified that the rooftop addition will obstruct her lot line windows and render her apartment uninhabitable, which, while not a Landmarks issue, is nonetheless disturbing in the context of a proposal that seeks to expand the applicant’s light and air, principally by increasing openings in its own north lot line façade; now

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

A. **Approval** of all proposed work on the front façade including new windows, new and restored doors, signage restoration, and repair and restoration of the base; and

B. **Approval** of north façade window replacement and relocation of openings on ground and second floors provided that they are either of right or proper permission is secured from the appropriate authorities; and

C. **Approval** of expanded fourth floor opening and planter on north façade provided that the rooftop addition is modified so that large expanses of curtain wall and ceiling glass are not visible from Bedford Street; and

D. **Approval** of proposed changes to ground, second, and third floor windows on the rear façade; and **Denial** of new fourth floor studio window on the rear façade since it is visible from Hudson Street and is not harmonious with the building, resembling a glass curtain wall more than the characteristic atelier windows of the district.

Vote: Unanimous, with 44 Board members in favor.

**Jeannine Kiely, Chair**  
**Susan Kent, First Vice Chair**  
**Valerie De La Rosa, Second Vice Chair**



**Antony Wong, Treasurer**  
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September 23, 2022

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

Dear Chair Carroll:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. 263 West 11th Street** - Application is to excavate part of the rear yard to construct a pool

**Whereas:**

- A. The applicant, whose rear yard lies within a remarkably intact classic Greenwich Village donut, seeks to excavate a considerable portion of their rear yard in order to construct a 10' X 26' swimming pool; and
- B. The construction of an outdoor swimming pool in the context of the rear yards of Greenwich Village is essentially an experimental process as this type of construction, while common in the suburbs, is far beyond the norms of backyard amenities in the Greenwich Village Historic District, so it is not demonstrable that the excavation and construction process for a pool will be without negative impact to neighboring historic properties; and
- C. An owner of a neighboring property testified that they had terminated an approved excavation on their own property when they discovered that the ground was sandier and less stable than expected, perhaps due to a former stream bed; and
- D. The traditional concept of the donut implies a peaceful green oasis to be enjoyed by all the residents on it; and
- E. Many neighboring members of the public testified in objection to the proposal, and expressed concerns including the potential for damage to their own historic properties from the excavation and construction process, and inherent risks of the introduction of thousands of gallons of water into the donut. Though not a Landmarks issue, they also expressed many significant quality of life concerns; now

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

A. **Denial** of the excavation due to potential risk to neighboring historic properties in the course a construction process that is uncharted within a similar context. The recommendation to deny this application is also based on aesthetic concerns having to do with the historic significance of the backyard donut in Greenwich Village and the continued importance of green space within the district.

Vote: Passed, with 43 Board members in favor, and 1 abstention (J. Liff).

Jeannine Kiely, *Chair*  
Susan Kent, *First Vice Chair*  
Valerie De La Rosa, *Second Vice Chair*



Antony Wong, *Treasurer*  
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September 23, 2022

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

Dear Chair Carroll:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. 202-204 6th Ave.** - Application is to install a retractable rollacover in the rear yard, wall between the two buildings, exterior signage, and lights.

**Whereas:**

- A. The proposed glass roof with 2 retractable sections serves to create an interior space that is inherently unlike the garden examples that were presented as comparable precedents within the district; and
- B. The proposed wall on Prince Street, sandwiched between white brick buildings, is designed to have, on CMU brick, a decorative finish of “rammed earth”, a material that has no precedent on the exteriors of the district; and
- C. The top of the wall is designed to be asymmetrical and is unsympathetic to the district in general and to its streetscape in particular; and
- D. Aside from its visual incongruity, “rammed earth” has not been tested for graffiti- proofing; and
- E. Insufficient information was provided for the Proposed Tenant Signage for the new “infill wall” along Prince Street; the applicant included no details or diagrams for the size or materials of that signage, and contradictory images for that wall signage, one showing simply “PLANTA” while others showed “PLANTA COCINA” were presented, when asked about the size, the applicant could only offer estimated sizes of the overall signage and the individual lettering; and
- F. Insufficient information was provided regarding the blade sign, and contradictory information was presented regarding the words proposed to be on the front wall; and

G. The enclosure of the space created by the glass roof creates a potentially dangerous fire egress situation for tenants in a neighboring building, whose fire escapes appear to lead right into the restaurant; and

H. Many neighborhood residents spoke out in vigorous objection, all sharing similar concerns regarding the proposal's disregard for the visual vocabulary of the historic district, with one person aptly comparing the look of the wall to "a shopping mall in Scottsdale". Other public concerns, though not Landmarks issues, included noise and the aforementioned fire escape issue; now

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

A. **Denial** of the rollacover, which serves to create an unambiguously interior space that is fundamentally unlike the garden comparisons shown as precedent and;

B. **Denial** of the design of the street wall which is noncontextually within the historic district; and

C. **Denial** of the blade sign due to insufficient information; and

D. **Denial** of the sign on the "infill wall" along Prince due to insufficient information.

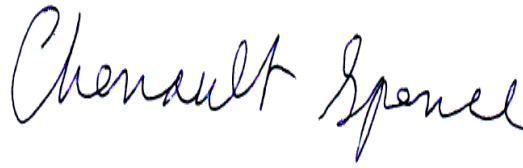
Vote: Unanimous, with 44 Board members in favor.

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, NYC Council Speaker  
Hon. Christopher Marte, NYC Council Member  
Hon. Carlina Rivera, NYC Council Member  
Sasha Sealey, Community & Intergovernmental Affairs Coordinator, LPC