

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



Antony Wong, *Treasurer*
Amy Brenna, *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

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

November 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 November Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *817 Washington St. - Application is to establish a Master Plan for a hand painted wall sign.

Whereas:

- A. The sign is on a secondary facade above a one-story building with a setback penthouse; and
- B. A historic photograph shows evidence that there was a sign in the location proposed; and
- C. The dimensions are 15' tall and 12' wide with a 2'-0" distance from front facade and from the top of the parapet and was represented by the applicant as conforming to the regulations for the building and the district; and
- D. The regulations, especially with respect to size, appear to assume that a painted sign would be higher up on a taller building; and
- E. The size of the sign and the clearance in the context of its proximity to the roof and the penthouse of the adjacent building make for a crowded composition as viewed from the street; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. That staff verify that the sign conforms to all applicable regulations for painted signs for the building and the district; and**

B. That, in consideration of the context and aesthetics of the placement - with respect to the adjacent building and location (only one story above street level) - the size of the sign be reduced to approximately 13' high and 10' wide and be in the same position.

Vote: Unanimous, with 44 Board members in favor.

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

Dear Chair Carroll:

At its November Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- *242 Lafayette St. – Application is to replace the 2nd floor north windows, 2 on the front facade and 4 in the rear of the building to replicate previously-approved work.**

Whereas

- The windows to be replaced are a variety of non-historic windows installed at various times; and
- The replacement windows are patterned after windows that have recently been approved by LPC, replaced elsewhere on the front facade and are similar to the unusually wide original single pane double hung windows with two side by side double hung windows that can support the heavier insulated double glazing; and

Now therefore be it resolved that CB2 Manhattan recommends approval of the application for replacement windows patterned on recent replacements in the facade.

Vote: Unanimous, with 44 Board members in favor.

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

Dear Chair Carroll:

At its November Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *46 Jane St. – Application is to restore the front stoop and façade ornament, replace the front railing, construct a one-story rooftop addition and elevator bulkhead, enlarge and replace rear façade windows, remove fire escapes, add stair to yard.

Whereas

A. The house is one of a unified row that is reasonably intact, and the proposal is to restore the front facade with a stoop, historic and parlor floor entry and replacement of windows and iron work with those of historic design, that will enhance the unity of the row and that this restoration was represented by the applicant as being approved by staff; and

B. The colors of the woodwork, door, and iron work are historic and help to unify the row; and

C. Rear facade is to have the extension and fire escape removed and the basement and parlor have full width multi-pane windows with similar smaller windows on the upper stories and were represented by the applicant as being approved by staff; and

D. The rooftop addition in stucco with a pitched roof and divided glass doors in the front and rear is set back 16'-0" from the front facade and 6'-0" from the rear facade; and

E. The reflective glass guard rail is set back 3'-6" from the facade and is an unwelcome contemporary design in an otherwise historically sympathetic design of the roof addition; and

F. The elevator bulkhead is at the back of the building; and

G. The photographs of the rooftop were unusable in determining the visibility of the rooftop structures owing to foliage and the applicant submitted computer simulations of the sight lines and visibility from public thoroughfares which purports to be minimal from distant points; now

Therefore be it resolved that CB2 Manhattan:

A. Recommends approval of the front facade paint colors and the rooftop penthouse and elevator bulkhead; and

B. Recommends denial of the contemporary rooftop reflective glass guard rail and recommends instead a dark metal rail to be in accord with the historic building; and

C. Is in accord with the front facade restoration and rear facade modifications that were represented as being approved by staff.

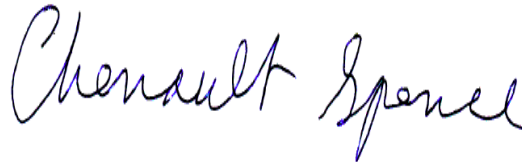
Vote: Unanimous, with 44 Board members in favor.

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
Gregory Cala, Community & Intergovernmental Affairs Associate, LPC