

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Mark Diller, *District Manager*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chatree, *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

January 20, 2023

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

Dear Chair Carroll:

At its January Full Board meeting on January 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

LANDMARKS 1

1. ***29–33 Ninth Ave.** – The application is for a painted wall sign master plan.

Whereas:

- A. There is a well-established history of painted wall signs in the area; and
- B. The applicant confirmed that the façade of the proposed master plan does not contain any ghost signage; and
- C. The proposed criteria appear to be consistent with other master plans in the district; now

Therefore be it resolved that CB2 Manhattan recommends approval of the proposed painted wall sign master plan.

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Carroll:

At its January Full Board meeting on January 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. ***350 Bleeker St.** – The application is to paint the storefront portion of the facade a white color, to install a bracket sign, and to install signage with a polished gold finish.

Whereas:

- A. The applicant reported that they were required to remove the previously existing dark grey paint because it had not been permitted by LPC; and
- B. The required paint removal revealed damaged and inconsistently repaired brick which the store owner proposes to paint over; and
- C. The proposed paint color of the storefront façade and planter was described as “white” and appears as a cream color in the rendering, but is shown as a lighter brighter white in the paint chip (BM Decorative White); and
- D. While the Committee is concerned that the proposed white or cream is not harmonious with the base of the building, we also acknowledge that the applicant demonstrated that there are several other light colored storefronts on Bleeker Street; and
- E. There have been previous applications for modifications to other aspects of 350 Bleeker in front of the Committee, one in 1986 and one in 1991, and both prior community board resolutions reflected concern with maintaining visual harmony with both the building itself and with its surroundings; and
- F. When taken as a whole, the combined effect of the light color, the increased width of the pinpoint signage to beyond what was previously approved, the addition of a corner bracket sign with dangling sub-sign, the addition of an exterior lockbox, and the polished shiny metal of all proposed signage creates a visual condition that is excessive and disharmonious with the simplicity of the building; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. Approval of painting the storefront façade provided that the white is a cream color consistent with the rendering and that the paint does not have a gloss finish.**
- B. Denial of the painting of the planter box.**
- C. Approval of the proposed signage provided that it is modified to be less excessive in one of two ways- either approval of the bracket sign minus the dangling sub-sign and no increase of the width of the backlit pinpoint signage on the façade, OR approval of the proposed increase of the pinpoint signage without addition of a bracket sign.**
- D. Denial of the lockbox.**

Vote: Passed, with 39 Board members in favor.

8 No (C. Flynn, V. De La Rosa, C. Dignes, N. Avanesians, R. Kesler, J. Kiely, D. Miller, D. Raftery)

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Dear Chair Carroll:

At its January Full Board meeting on January 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***238 W. 11 St.** – This application is a conversion of a 3 family to a single family. replace the front door, replace skylight, new stair bulkhead, new roof, guard rails, demolish the existing extension, construct a new extension, replace the rear wall with new windows & doors.

Whereas:

- A. The front door is to be replaced with a new door and transom in keeping with style of building and existing stoop and railings are to remain; and
- B. The skylight is to be replaced in kind; and
- C. The location of the new stair bulkhead necessitates that the new guardrail be located in a position that makes the guardrail clearly visible from the street, appearing to sit awkwardly atop the sloped skylight; and
- D. The existing 2 story extension is to be demolished; and
- E. The proposed new extension and the doors and windows of the replacement rear wall encompass the entire rear façade and as described by the architect, are “unabashedly modern”; and
- F. There will be considerable excavation to accommodate a cellar expansion and the creation of a recreation room under the garden; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. **Approval of the front door, transom, and skylight.**

- B. Denial of the proposed guardrail and bulkhead and recommends that the position and design of the bulkhead be modified in order to accommodate a less publicly visible guardrail.**
- C. Approval of the demolition of the existing rear 2 story addition, even though we feel that the addition, while not original, is also not without historic value.**
- D. Approval of the rear extension on the cellar, basement, first and second floors.**
- E. Denial of the proposed changes to the third and fourth floors of the rear façade, and recommends that the top two floors retain the historic fabric, position, massing and visual vocabulary (3 punched openings with divided-light sash windows) of the historic typology of the building, as consistent with the practice in the district of retaining historic elements on rear façades when introducing modern ones, and noting that the clearly bricked over openings on the 3rd floor line up with those at 4 adjacent properties.**
- F. That, in the absence of adequate information regarding excavation from the applicant, any aspect of the application that relies upon excavation be examined by the Commission in order to verify that applicable standards are being met to ensure that there will not be a negative effect on the structural integrity of neighboring properties.**

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Carroll:

At its January Full Board meeting on January 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

LANDMARKS 2

1. *36 Little West 12th St. – The application is to propose a signage.

Whereas:

- A. The storefront has an industrial sidewalk canopy typical to the district; and
- B. A black interior lit sign with acrylic lettering 18” X 56” hangs from the canopy in the usual manner; and
- C. The size and white lettering suggest that the amount of illumination could be excessive; and
- D. There is an existing similar sign at the far end of the canopy, and it would be aesthetically pleasing to have both of the signs the same size; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. Approval of the design of the sign provided that the interior lighting can be regulated with a dimmer to achieve an agreeable level of illumination; and**
- B. That the applicant considers that the size of the sign be the same as the existing sign in the canopy.**

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Carroll:

At its January Full Board meeting on January 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. ***836-838 Broadway Application is for the replacement of the existing storefront with a new aluminum storefront system at the first floor at both Broadway and East 13th Street facades, which includes reconstruction of historic cast iron ornaments**

Whereas:

- A. The building has a primary facade on Broadway and a secondary facade, considerably altered, on Crosby Street
- B. The original Broadway storefront infill was in wood with elongated windows as depicted in a historic photograph; and
- C. The proposal is to remove the bottom panels from the window openings to restore them to the original full length; and
- D. The 13th storefront is proposed to be restored to a configuration presumed to be close to the original; and
- E. The proposed transoms are not historically proportioned, the applicant's assertion that they should align with cast iron elements is not supported by the historic photographs, and the moulding is insufficiently thick, giving a non-historic appearance to the windows; and
- F. The unusually high glass doors are not of a historic design in wood and not in harmony with the building; and
- G. The louvers are modern and not in keeping with the historic character of the building and the applicant and the applicant agreed masking them with a metal grate designed in keeping with the architecture of the building as a masking; and
- H. Cast iron will be restored and missing portions will be reproduced; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. Approval of the removal of the bottom panels of the windows on the Broadway facade and the general masonry and cast-iron restoration throughout and the restoration of cast iron elements; and**
- B. Approval of the louvers provided that they are covered with a grill of historic design as agreed by the applicant; and**
- C. Denial of the windows unless the transoms are larger and that the moulding is of a proper thickness; and**
- D. Denial of the glass doors unless they are in wood of a historic design and considerably shorter in historic proportions as depicted in the original photograph which will be achieved by lowering the transom.**

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Carroll:

At its January Full Board meeting on January 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***687B Greenwich St. – Application to construct a rooftop addition.**

Whereas:

- A. The house is one of a unified group of six similar houses on two sides of a private lane; and
- B. A prior application was approved by the commission for a similar addition which has been modified to conform to FDNY regulations; and
- C. The bulk, profile, and skylight are in harmony with the row and give the appearance of original construction; and
- D. The detailing and grey cladding material of the side (lot line) facades are not in harmony with the building and the row; and
- E. In the instance of a unified, intimate group of contemporary houses, unlike an addition to a historic row house, it is desirable that the addition give the appearance of original construction, and this is easily achieved in that matching materials and techniques are available; now

Therefore be it resolved that CB2 recommends approval of the penthouse addition provided that the side (lot line) walls are in the same material as the houses to continue the harmony of the cluster of contemporary houses inspired by historic design.

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Carroll:

At its January Full Board meeting on January 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***122 MacDougal Street** – ~~The application is to install a stoop gate at the bottom of the building's entrance stairs.~~

Laid Over

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. 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