

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 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

March 24, 2023

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 23, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *391 6th Ave. – Application is to install signage

Whereas:

- A. In order to conform to the company's corporate logo, the applicant seeks a variance from the regulations applicable to the district and the building concerning the design of lettering on a band sign; and
- B. The regulations exist for the good purpose of preserving the aesthetics in a landmark district; and
- C. The applicant presented no evidence of similar variances having been granted in the district; and
- D. There are numbers of similar signs in the immediate area that conform to the regulations without apparent harm and the applicant presented no evidence that the establishment would be harmed by having the lettering conform to regulations; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application to have larger lettering on a band sign that is permitted by applicable regulations.

Vote: Unanimous, with 44 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 23, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *101 Greene St. – Application is to replace existing banner sign with a flag.

A. The proposed flag, identical in size and position to the existing blade sign is within the range of sizes prevalent in approved flags the district and has a modest design; and

B. CB2, Man. previously opposed the existing blade sign because of its shiny metal material; now

Therefore be it resolved that CB2, Man. recommends **approval** of the proposed flag, provided that LPC staff verify that it conforms to the regulations for the building and the district.

Vote: Unanimous, with 44 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 23, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *350 Bleecker St. – Application is to paint the storefront portion of the facade a white color, to install a bracket sign, and signage with a polished gold finish.

- A. The building is identified in the landmarks designation report as there being “some attempt made here, both in the use of brick and in the details, to have this building harmonize with its surroundings”; and
- B. The facade has unity throughout with one type and color brick and the portion that had unfortunately been painted and subsequently stripped is currently in a color that blends with the facade to a degree and does not call undue attention to itself; and
- C. The bold white color proposed for the portion of the facade and the planter box compromises the integrity of the building’s facade and appears as a random “gash” in the corner of the natural brick facade; and
- D. There is ample evidence in the district that expanses of large painted ground floor wall are an invitation to graffiti notwithstanding the applicant’s assertion that having a police precinct station down the block would be an effective deterrent; and
- E. The applicant showed a number of white painted ground floor facades in the district, all of which were for entire ground floor facades that were clearly architecturally distinguished from the upper floors and, none of which was for a random portion of a plain facade; and
- F. The portion of the facade under consideration was painted without LPC authorization by a previous tenant and the subsequent remedial stripping of the paint requires some restoration; and

G. The script halo lit sign is proposed to be 5'3" and 11" high with polished gold finish, which is larger than the size permitted by regulations for the district, and the polished gold is out of keeping with the character of the building; and

H. The size of the existing sign was previously approved by the Commission and represented by the applicant as conforming to regulations and the existing matte gold finish is in harmony with the facade; and

I. Foil lettering in a modest size is to be applied to the glass at either side of the door; and

J. Members of the public spoke against the application; now

Therefore be it resolved that CB2, Man. recommends:

A. **Denial** of the white painted facade and planter box as an unacceptable compromise to the integrity of the building, singled out in the designation report as important to the architectural history of the district, that presents an invitation to graffiti; and

B. That the unpainted original brick be retained and restored; and

C. **Denial** of the larger than permitted sign with shiny letters and that the existing sign of the permitted size with matte gold letters be retained provided that LPC staff verifies that it conforms to regulations for the building and the district.

D. **Approval** of the modest lettering applied to the windows on either side of the entrance door.

Vote: Unanimous, with 44 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 23, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *27 Bethune St. – Application is to restore the front facade, build a new two-story extension at the rear, rebuild the second and third floors of the rear facade, add a new non-visible skylight to the front part of the pitched roof, alter the back half of the pitched roof, adding a dormer and a small roof terrace.

Whereas:

- A. The application is to restore a multi-family row house to a single-family house; and
- B. The house is one of a row of similar houses that have been variously modified; and
- C. The paint is to be removed from the front facade and the masonry restored, lintels are to be restored to original cast stone, the entry will be restored, and the door, which was represented as deteriorated beyond repair, will be replaced with a solid wood door of historic design; and
- D. Lighting fixtures at the entrance, were not specifically shown are the presentation; and
- E. The existing skylight in the front pitched roof is to be replaced by a larger skylight which is not visible from a public thoroughfare; and
- F. The modest rear extension at the basement and parlor floors is in matching brick with two wooden bay windows similar to a neighboring building; and
- G. The brick on the upper floors will be replaced in kind, retaining the original appearance; and

H. A dormer clads in zinc to be inserted into the existing rear pitched roof is not visible from a public thoroughfare and does not disturb the character of the building; now

Therefore be it resolved that CB2 recommends:

A. **Approval** of the restoration of the front facade and entrance and that the replacement of the door be approved provided that the existing door is beyond repair; and

B. **Approval** of the entrance lighting fixtures provided that LPC staff verify that they are of an appropriate design for the building; and

C. **Approval** of the skylight, the rear extension, recladding of the rear facade, and the rear dormer window.

Vote: Unanimous, with 44 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 23, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *357 Lafayette St. aka 19 Bond St. – Application is to legalize the installation of HVAC units without LPC permits at the rear yard.

(Withdrawn-reviewed at LPC staff level.)

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Dear Chair Carroll:

At its Full Board meeting on March 23, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *260 W. 11th St. – Application is to construct a rear yard addition, enclose a rear terrace, modify openings in the rear facade, add a canopy, deck and garden stairs to the rear facade, and replace rooftop condenser units.

Whereas:

- A. The rear addition is to be modified, retaining the existing footprint; and
- B. The rear facade of the extension is reconfigured, there is a folding window wall at the first floor level and a balcony portion of the second floor is to be enclosed and side wall will be filled in with brick to match the existing wall; and
- C. The cladding of the upper floor of the addition is in simulated plank in a design suitable to the house; and
- D. There are new condenser units on the roof with minimal visibility above a one-story extension of the neighboring building; now

Therefore be it resolved that CB2, Man. recommends **approval** of the modification of the rear extension and the rooftop condenser units.

Vote: Unanimous, with 44 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 23, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *178 Spring St. – Application is to replace storefront infill and to construct a roof deck and replace the stair bulkhead.

Whereas:

- A. The roof, in order to be occupiable, is to be leveled to the elevation at the front of the building and the parapet is to be raised throughout to the front height; and
- B. The new steel-clad stair bulkhead was represented by the applicant as the minimum size for code compliance and, though moderately visible, is in keeping with the building and similar roofscapes in the neighborhood; and
- C. Glass railings extending 2’8” above the parapet on three sides of the roof will be unacceptably reflective and are not in keeping with the building and the district, where plain metal railings are appropriate.
- D. The storefront is proposed to have a simple storefront cornice, plate glass show windows located behind the columns with a seemingly randomly placed vertical muntin; and
- E. Raising the height of the basement access stair recess and eliminating the characteristic sloping ceiling for the purpose of providing space for a non-historic configuration of show windows further add to a jumble of historic and modern design; and
- F. The entry door is awkwardly high and does not provide accessibility; and

G. The impression is that there is an attempt to treat a building, whose design is essentially a large row house, in the manner of an updated treatment of a cast iron building; and

D. This mixture of historic elements and strangely placed modern show windows creates an uneasy amalgamation of contemporary interventions with existing historic elements resulting in a disharmonious ground floor that is not in keeping with the historic character of the building and the district.; now

Therefore be it resolved that CB2, Man. recommends:

A. **Denial** of the application and that the applicant return to the Community Board for a public hearing with a revised design addressing the disharmonious ground floor as described above; and

B. That the roof railing be in metal, characteristic of the district rather than reflective glass; and

C. **Approval** of the raised parapet and the proposed stair bulkhead.

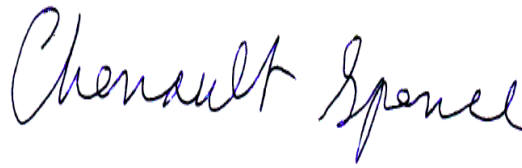
Vote: Unanimous, with 44 Board members in favor.

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. Dan Goldman, Congressman
Hon. Brad Hoylman-Sigal, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Grace Lee, 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