

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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@manhattancb2.org

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

May 19, 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 May 18, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *Various locations in Soho – Application is to install non-standard pedestrian ramps compatible with the pavement in the landmark district with granite paver crosswalks at:

- **6th Ave. and King St.**
- **Prince St. & Wooster St.**
- **Spring St. & Greene St.**
- **Grand St. & Mercer St.**
- **Prince St. & Mercer St.**
- **Greene St. & Prince St.**
- **Charlton St. & 6th Ave.**
- **Broome St. & Greene St.**
- **Broome St. & Mercer St.**
- **Grand St. & Wooster St.**
- **Prince St. & Macdougall St.**

Whereas:

A. The hearing is to request support for the installation of ADA compliant pedestrian ramps at various locations in the SoHo historic district that use materials that are harmonious with the historic pavements; and

B. The proposed materials and designs are in keeping with the existing pavement materials; and

C. Concern was expressed by the Committee and in testimony from the public that the size of certain slabs and the foundation materials be durable, and this concern arose from observing the deterioration of paving material and ramps in the neighborhood; now

Therefore be it resolved that CB2, Man. recommends **approval** of the design for ADA-compliant pedestrian ramps in materials harmonious with the historic pavement at various locations in the SoHo historic district.

Vote: Passed, with 39 Board members in favor, and 2 abstentions (Z. Kazzaz, E. Olson).

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Dear Chair Carroll:

At its Full Board meeting on May 18, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *270 Lafayette St. – Application is to install a new storefront infill at two storefront bays on the Lafayette St. facade and two storefront bays along the rear Crosby St. facade.

Whereas:

- A. The current condition with two bays on Lafayette Street and two bays on Crosby Street shows no historic material; and
- B. The proposed design on Lafayette Street has a principal entrance in bronze color painted steel and glass entrance and show windows with a spandrel with a halo lit modest lettering above to mask a roll down security gate and a transom above; and
- C. The adjacent window has a similar treatment with an opaque window to mask an interior stair; and
- D. There is a white, 24” diameter non-illuminated clock sign on a pier that is in keeping with the building and historic photographs were shown depicting similar historic signs in the district; and
- E. The two bays on Crosby Street have similar sleek design with a modest bulkhead that lacks the more utilitarian appearance associated with a service street, especially with the removal of the high bulkhead, and has a large air exchange vent over the windows in one bay; and
- F. There was comment from members of the public; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the Lafayette Street infill and clock sign; and

B. **Approval** of the Crosby Street infill provided that it be modified have a more industrial appearance including retention of the high bulkhead and that an effort be made to diminish the visual weight of the vents.

Vote: Passed, with 39 Board members in favor, and 2 abstentions (Z. Kazzaz, E. Olson).

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Dear Chair Carroll:

At its Full Board meeting on May 18, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *52 Charles St. – Application is to construct a rear-yard addition and a small rooftop addition.

Whereas:

- A. The house is one of a row of five, which have, for the most part, retained their original appearance; and
- B. The facade retains its historic design and will be restored; and
- C. The rear facade and rooftop are clearly visible from 7th Avenue South across a one story building; and
- D. A rear facade extension is aligned with the approved extensions on adjacent houses to the west, the visible top floor retains the tripartite punched window design of the original rear facade and a small portion of the bay window on the floor below are visible and not objectionable; and
- E. The rear facade fenestration on the bottom two floors is large steel multi-pane windows; and
- F. The bay window on the third floor is two feet deep and interrupts the facade and is visible from 7th Avenue South; and
- G. The rooftop addition is modest with no visibility from Charles Street and visible from 7th Avenue South and is in keeping with the roofscape along the row and not objectionable; and
- H. Mechanical equipment is on the roof toward the front and is not visible; and

I. The highly visible rear safety railing is an unwelcome modern design with steel cables where a simple dark steel railing would be more harmonious with the building; and

J. The cellar is to be excavated two feet; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the front facade restoration; and

B. **Approval** of the rear facade design and windows provided that the depth of the bay window is considerably reduced; and

C. **Approval** of the rooftop addition; and

D. **Denial** of the modern design roof railing and recommends in its place a simple steel railing typical to similar houses in the district.

E. **Approval** of the cellar excavation, provided that care is taken not to endanger the building or the neighboring buildings.

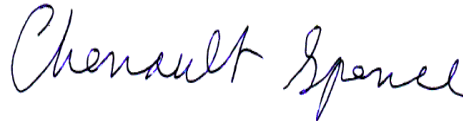
Vote: Passed, with 39 Board members in favor, and 2 abstentions (Z. Kazzaz, E. Olson).

We respectfully request that the Commission take action consistent with the positions expressed in the attached.

Sincerely,



Susan Kent, Chair
Community Board #2, Manhattan



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

SK/fa

- c: Hon. Dan Goldman, Congressman
Hon. Brad Hoylman, 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. Mark 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