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Community Board No. 2, Manhattan

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June 26, 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 June 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *277 Canal St. aka 277-289 Canal St. & 418-422 Broadway - Application is to construct a nine-story addition and a penthouse with mechanical equipment above an existing three-story building, to restore its facade, and install new windows.

Whereas:

- A. The building, constructed as the historic Major Theatre ca. 1928, and has undergone a number of changes and alterations which have left the facade including the design of the windows in the upper stories in the original condition; and
- B. The project will have 100 apartments of which 25 will be designated as affordable housing; and
- C. Confer with MTA NYC Transit to provide ADA access into the subway easement area that exists within the project footprint, in keeping with the City's policy for more universal ADA access to the subway, so that ADA access is an essential component of the redevelopment of the site, and also incorporate that ADA access into the master plan for the MTA entrance and/or the design of storefront infill.
- D. The enlargement use a vocabulary similar to and harmonious with the existing building while differentiating itself from the original façade; and
- E. The building is atypical of the design of buildings in the SoHo Historic District and the vertical enlargement brings it into prominence in the SoHo Broadway corridor using a design that references SoHo buildings of comparable height; and

- F. There is a proposed master plan for the ground floor commercial space of windows with simple metal and sheet glass infill with louvered transoms seen in other SoHo buildings; and
- G. The proposed signage above the windows in each bay is 24" high internally illuminated individual letters and there are provisions for bracket signs to be installed at each bay; and
- H. The existing subway entrance within the building is to be refurbished with the addition of public art and the applicant has had no discussion with the MTA concerning ADA access and about how ADA access may be incorporated into the building; and
- I. There is concern that a view from several blocks below Canal Street on Broadway, where the rooftop addition will be clearly visible, was not depicted; and
- J. There was testimony from the public with questions about details and the public generally was in support of the project; now

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

- A. **Approval** of the restoration of the existing building, the vertical enlargement, and rooftop structure; and
- B. **Denial** of the of the master plan for the commercial ground floor infill unless the size of the letters is reduced, that the illumination is of the "halo" system that has been approved by the Commission in similar instances in the district, and there is a provision that implementation of the master plan is overseen by LPC staff to ensure that the number of individual-letter signs and blade signs does not result in a cluttered appearance; and
- C. That consideration be given to having discussions with MTA concerning ADA access to the subway and incorporating this provision into the entrance design.

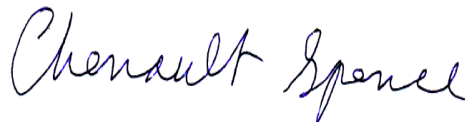
Vote: Unanimous, with 43 Board members in favor.

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

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