

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
Brian Pape, 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@manhattancb2.org

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

October 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 Full Board meeting on October 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. 17 Barrow St. - Application is to install a metal gate at the stoop entrance.

Whereas:

- A. The applicant expressed the need for adding a metal gate due to ongoing security concerns; and
- B. The proposed design is discordant with the late Federal style of the building; and
- C. The stoop gate examples presented in support of neighborhood context all contain decorative elements, while the proposed gate is utilitarian; and
- D. The drawing of the stairs and landing does not match the existing stoop; and
- E. The lack of newel posts further accentuates the visual imbalance of the design, now

Therefore be it resolved that CB2, Man. recommends **denial** of the gate as presented and recommends that the applicant return with a design that is more sensitive to and inspired by the late Federal style property.

Vote: Unanimous, with 37 Board members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on October 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *27 E. 11th St. - Application is to modify existing 4th Floor rear façade and skylight configuration and modify the terrace.

Whereas:

- A. The proposal seeks to modify and improve, both aesthetically and structurally, aspects of a previously approved 2012 renovation; and
- B. The changes to the rear façade are confined to the 4th floor, are respectful of the existing tea house structure below, and are inspired by the top floor ateliers that are characteristic of the district; and
- C. The choice of materials (recycled brick, zinc-coated standing seam roof, and dark bronze skylight) are commendable; and
- D. Although the skylight would be even more evocative of the classic Village atelier that serves as its inspiration if it were taller, the symmetrical repositioning of the skylight, aligned with French doors below, is an improvement, now

Therefore be it resolved that CB2, Man. recommends **approval** of the proposal.

Vote: Unanimous, with 37 Board members in favor.

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NYC Landmarks Preservation Commission
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Dear Chair Carroll:

At its Full Board meeting on October 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *560 Broadway- Application is to install signage, awnings, flagpole and flag, install louvers, paint at the exterior windows, and install double doors in an existing door opening.

Whereas:

- A. 560 Broadway is an exceptionally handsome masonry building that anchors the busy corner of Prince Street; and
- B. The applicant proposes an overwhelming and excessive branding program of signage, flag and flagpole, and many multiple awnings on the first and second floors which, when viewed collectively, serve to clutter and obscure a beautiful historic building; and
- C. There are twenty separate retractable awnings, each displaying the store name, as well as 3D brass signs on each of the multiple storefront windows on Broadway, and vinyl decal signs on every Prince Street window, all of which are in addition to 12'' high pin-mounted halo lit signs applied to both the Broadway and Prince Street sign bands; and
- D. The flagpole and enormous flag shown in the rendering are prominently positioned, exacerbate the corner's visual clutter and are redundant, given the number of other places the brand name is proposed to be displayed; and
- E. The first and second floor windows are to be painted in an unobjectionable dark color; and
- F. Existing louvers are to be relocated and some additional installed, and new double doors are to be installed in an existing opening; and

- G. Neighborhood residents, including a representative of the Broadway Residents Coalition, expressed strong objection to the visual clutter created by the multiple awnings and many signs, now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the pin-mounted signage on both sign bands, of the brass signs and vinyl decals mounted on the storefront windows, and
- B. **Approval** of installation of louvers, painting of window frames, installation of double doors, and
- C. **Approval** of street level awnings on both streets, noting concern about rain run-off from the awnings dripping directly onto people entering and exiting the subway station on Prince Street, and
- D. **Denial** of the flagpole and flag, and of the second story awnings, as being overkill. This is consistent with the Board's position on an earlier application (December 2013), submitted by a different applicant, who similarly sought approval for an excessive number of awnings, a flagpole, and a flag.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on October 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *75 Varick St. - (Individual Landmark) – Application is to install glass railings and to modify existing window openings to install doors. on a terrace.

Whereas:

The applicant seeks to discretely transform an existing setback located on an upper floor, into a usable planted terrace space for prospective tenants; and

This will involve removal of an existing guardrail, roofing, and two window assemblies; and

The parapet and original terra coping are to remain, the new guardrail is to be of “non-reflective” glass, set back from the parapet and minimally visible from any public thoroughfare; and

A new door and window infill system is to replace two window bays, and will match in material, finish and alignment with the existing windows and thereby maintain the design elements that help define this individual landmark, and

Neither the glass railings nor the planters will have a negative impact on the historic building, now

Therefore be it resolved that CB2, Man. recommends **approval** of this proposal in its entirety.

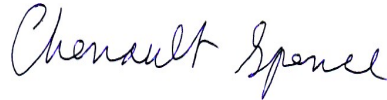
Vote: Unanimous, with 37 Board members in favor.

We respectfully request that your agency 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. Daniel 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