

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

November 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 November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *588 Broadway – Application is to install a flag and flagpole.

Whereas:

- A. The flag is to be installed on a horizontal pole to the right of the shop entrance; and
- B. The flag, 5' X 10' is bright red with modest lettering; and is mounted on a horizontal pole; and
- C. The applicant represented that the flag, hardware, and position conform to applicable regulations; and
- D. There was testimony from a member of the Committee that the installation of artificial flowers around the entrance that was represented by the applicant as being temporary, for two or so weeks, and was installed without a permit from the Commission; and
- D. A member of the public spoke in opposition to the application; and

Now therefore be it resolved that CB2, Man. recommends:

- A. Approval** of the flag as presented provided that its hardware is secured into mortar joints, does not disturb the fabric of the building and that it is found by the Commission to conform to all applicable regulations concerning advertising flags in the district and for this building; and
- B.** That, provided that the Commission verifies that there is no permit for this installation, a violation be issued, and a proper permit is sought, or it is removed forthwith.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *150 Mercer St. – Application is to install black painted aluminum halo-lit letters on brick wall adjacent to storefront.

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *101-111 W. 10th St. – Application is to replace storefronts with designs that do not conform to Landmarks approved Master Plan.

Whereas:

There is a master plan in effect from 1996 and alterations have been carried out that do not conform to the plan; and

- A. The applicant seeks to have the master plan vacated and to perform the alterations specified in this application; and
- B. The design maintains the original concept of the separation of the individual stores apart from one combined store at the west end of the row; and
- C. The proposed storefronts are of historic design in wood with bulkheads and cornices; and
- D. The sign bands are a part of the master plan and staff will approve the designs for each store.

Now therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the vacating of the master plan currently in force; and
- B. **Approval** of the historic restoration of the facades including windows, cornice and maintaining the separation of the several stores.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *16 Jones St. – Application is to construct a new rooftop addition & expand the existing cellar by excavating and recovering the courtyard.

Whereas:

- A. The rooftop addition is 37' x 20' and 12' high, set well back from the street and is not visible from any public thoroughfare; and
- B. The courtyard will be excavated with a retaining wall built on the south side within the property line and partial underpinning on the north side and will then be restored to maintain the existing appearance; and
- C. The applicant represented that engineering studies have been carried out concerning the underpinning to ensure that the integrity of the property and the neighboring property will be maintained and that engineers for the neighboring property have approved the proposal.
- D. The application includes plans for a rooftop garden on the back building, with very little information regarding configuration and intended use of space, and the applicant represented that a spray booth vent indicated in the section as dangerously close to a neighboring residential property, was no longer part of the proposal.

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the rooftop addition; and

- B. **Approval** of the excavation provided that the Commission verifies the engineering reports concerning safety and underpinning and that care is taken to preserve the integrity of the subject property and the neighboring properties.
- C. That any development of the rooftop space on the back building be undertaken with thoughtful consideration of its impact on adjacent neighborhood residents and property owners and with transparent communication with them.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *34 Perry St. – Application is to install planter boxes at the front facade windowsills; Modify rear facade windows; reconstruct the existing rear yard addition; and install railings and mechanical units at the roof.

Whereas:

- A. The sensitive, historic restoration of the front façade is to be approved by Commission staff; and
- B. Planter boxes are to be attached in the mortar joints at the parlor and second floors; and
- C. There is an existing enclosed porch extension in poor condition on the rear façade that is proposed to be demolished and replaced; and
- D. The new extension, in fire-resistant synthetic wood in deep green with large windows, covers an extensive portion of the rear facade and includes French doors on the ground and parlor levels; and
- E. The top floor rear window is to be reconfigured into two smaller windows maintaining the existing design.

Now therefore be it resolve that CB2, Man. recommends:

- A. **Approval** of the front window boxes provided that they are secured into mortar joints and do not disturb historic fabric; and
- B. **Approval** of the demolition of the existing rear extension; and

- C. **Approval** of the sensitive design of the new extension, which does not compromise the historic building's integrity and lies well within the doughnut.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *675 Hudson St. – Application is to restore the façade, modify ground-floor openings and install new storefront infill, replace windows, install painted signage; enlarge an existing elevator bulkhead and install new rooftop mechanical units.

Whereas:

- A. The building is a prominent triangular building, originally built as the south portion of the existing building and later united with a newer triangular northern extension and, rather unusual for the district, retains its intact historic design and is placed at the gateway to the Gansevoort district on 9th Avenue and Hudson Street; and
- B. The spandrels on the original rectilinear portion of the building were painted in typical subdued colors with uniform lettering to identify businesses within the building; and
- C. The triangular extension from the 1800s, the addition of a cornice in the early 20th century, as well as a colorful facade in the 1960's (now painted over in a brick color) and a variety of changes to the uniform storefronts over the years present a historically intact, very different building from the original foursquare manufacturing building; and
- D. Numerous masonry details will be restored; and
- E. The storefronts are proposed to be rebuilt with four versions of a uniform contemporary design in black metal which is not appropriate in a situation in which the original openings exist and the entire building is otherwise in a historic state; and

- F. The applicant made an odd assertion that the 9th Avenue facade, facing into the historic district, should have piers removed to form larger bays similar to other buildings in the district with more open bays at the base, yet many of the examples cited were in buildings where larger openings such as loading docks and garage doors existed in the original building or examples in buildings that were newly constructed; and
- G. It was further asserted that the Hudson Street facade, facing outside the district should have its original storefront bays preserved and that the changes to the 9th Avenue facade were justified in that it faced into the district; and
- H. The cornice will be reproduced in fiberglass and extends around the three sides of the building; and
- I. There will be two principal entrances, one on each side facade, and numerous entrances for the several stores; and
- J. The canopies above the building entrances are modern, without historic reference, and are especially objectionable in that they form a transition from the street floor to the intact second floor; and
- K. There are signs with rounded edges that have a historically inspired feeling above the building and store entrances and similar smaller signs at the store entrances; and
- L. A necessary enlargement of the elevator shaft on 9th Avenue and new rooftop mechanical equipment are as unobtrusive as possible and similar to those on many buildings in the district.
- M. A large and prominently placed rooftop sign existed before designation of the district and is therefore permitted to remain; and
- N. The spandrel sign bands in the original part of the building were in a subdued color with uniform lettering identifying the tenants of the building and there are numerous examples illustrating this use from records and extant; and
- O. With the northern triangular addition to the building, the spandrels are much more prominent.
- P. Though there was use of the spandrels as sign bands, limited to a time in the 19th century, in the original building, the current proposal gives undue prominence to the spandrels. The original effect of the painted sign bands is changed from being an integral part of a differently shaped and smaller building, to something else entirely and the increased area, with a high contrast off-white background and a presumed variety of fonts, colors, and logos, moves away from the historic painted spandrels being an integral part of the building and contributing to its unity, and instead favors bold, decorative elements that serve to interrupt the vertical thrust of the building by dividing the floors as thick “frosting” between the “layers” of the building; and
- Q. Members of the public spoke in opposition to the application.

Now therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the masonry restoration, windows above the ground floor, signage at the ground floor, reproduced cornice, mechanical equipment, and elevator bulkhead; and

- B. **Denial** of the modern steel ground floor window systems, and the building entrance canopies as being without the historic reference; and
- C. **Denial** of the removal of piers in historic material to enlarge the west show windows which unacceptably compromise the integrity of the otherwise intact historic design of the building; and
- D. **Denial** of the painted sign bands as asserting themselves in a way that transforms the building into a background for sign bands and transforms the vertical expression of the facades to a horizontal expression of alternating sign bands and the windows of each story.
- E. That if modified version of the proposed sign bands is proposed that it come before CB2, Man. for a public hearing.

Vote: Passed, with 36 Board members in favor, and 1 abstention (R. Kessler).

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Dear Chair Carroll:

At its Full Board meeting on November 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *302 W. 13th St. – Application is to convert a three-family residence to a single-family residence, replace/modify windows on the facades, expand the bulkhead and other facade modifications.

Whereas:

- A. The building, originally a commercial building, is of an unusual triangular configuration at a prominent corner with two facades having lot line windows and has undergone considerable modification; and
- B. The facade windows are to be restored to two over two and lengthened to their original height indicated clearly by unlatching filler brick and intact sills, and the 13th Street cornice is to be replicated; and
- C. The ground floor is to be modified in a manner intended to reflect the building's commercial history; and
- D. The applicant proposes to remove an intact painted "ghost sign", more of which is likely behind metal cladding that is to be removed on the spandrel and others may be uncovered behind metal cladding which is to be removed.
- E. A highly visible and modern penthouse incorporating the existing stair bulkhead is not complimentary to the building and contains a considerable amount of glass; and
- F. The required safety railing above the penthouse is highly visible and its black color amplifies the visibility; and

- G. The position of the building on an open corner ensures that any rooftop addition will be highly visible; and
- H. A member of the public spoke in opposition to the application.

Therefore Be it Resolved that CB2, Man. recommends:

- A. **Approval** of the facade restoration, apart from the ghost sign, and approval of the lengthening of the windows to their original height, the addition of the historic cornice; and
- B. **Denial** of the removal of the ghost sign as an important reference to the era of painted wall signs and identification of the building's commercial past; and
- C. **Denial** of the penthouse as far more than the standard in Greenwich Village as "not more than minimally visible" for a rooftop addition and any other rooftop structure that is more than a modest enlargement of the existing stair bulkhead.

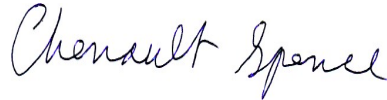
Vote: Passed, with 36 Board members in favor, and 1 abstention (R. Kessler).

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

Sincerely,



Susan Kent, Chair
Community Board #2, Manhattan
Community Board #2, Manhattan



Chenault Spence, Chair
Landmarks & Public Aesthetics Committee

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