

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

February 23, 2024

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 February 22, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *530 Broadway – Application is to establish a master plan regarding painted artwork on the northern secondary facade.

Whereas:

- A. A number of murals in SoHo were made through the sponsorship of the City Walls program and three remain as examples of the way in which murals can have a positive effect on the neighborhood; and
- B. There are existing Art Master Plans for SoHo buildings that have been approved by the Commission; and
- C. The applicant represented that the zoning regulations governing this building do not permit advertising signs; and
- D. The area of the sign is approximately the size of a now lost historic sign (65' X 55') and, though larger than what the rules governing master plans for advertising signage would allow, the proposed painted artwork respects certain of the same regulations regarding setback and window clearance; and
- E. The duration of the permit is to be for ten years with rotation approximately each year; and
- F. The selection of the artists is to be by the building owner in consultation with experts; and
- G. There were comments favoring the application from the Public; now

Therefore, be it resolved that CB2, Man. recommends **approval** of the permit for painted wall art provided that there is no advertising, no illumination and no dimensional elements.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 22, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *299 W. 12th St. - Application is to modify a window on the upper level and add an additional window on the lower level of the south facade of a penthouse.

Whereas:

A. The Bing and Bing building is a prominent historic building set in a particularly important and visible location at the north end of Abingdon Square; and

B. The two stories of the penthouse facade original fenestration layout was somewhat irregular as illustrated by historic photographs; and

C. The proposed windows match the existing windows and the irregularity in the placement is indistinguishable from the irregularity of the existing historic placement for the penthouses; now

Therefore, be it resolved that CB2, Man. recommends **approval** of the window modifications as they are respectful of the historic building.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 22, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *477 W. Broadway – Application is to construct an open structure for year-round dining over the existing patio.

Whereas:

- A. The open space is a small residual private lot, of a kind common along the south side of Houston Street, resulting from the widening of the street in connection with the building of a subway line; and
- B. The plot is presently used for outdoor dining and is proposed to be fitted with a structure that was represented by the applicant as an enclosure that can provide shelter and comfort for year-round dining without being a conventional building; and
- C. The structure is 10' high in a stark modern design in dark bronze painted aluminum with a glass louver ceiling with glass doors and gives a heavy, permanent appearance; and
- D. The appearance of a “building” rather than a “shed” is at odds with the applicant’s referencing the historic photograph presentation of improvised areas for trade historically occupying such lots along the street; and
- E. The design has no historic reference to the neighborhood, nor does it evoke the feeling of an enclosed sidewalk cafe; and
- F. The west end of the structure has glass doors with operable louver windows on either side that appear to be an entrance to a regular building; and

G. The existing 6'6" high fence is to remain and to be painted black and covered in artificial greenery; and

H. The structural elements are heavier in appearance than would plausibly be required for such a structure, and their being painted a dark color in combination with the covering of the black fence with artificial greenery add to the feeling of a heavy, enclosed building; and

I. There was testimony from the public opposed to the building; now

Therefore, be it resolved that CB2, Man. recommends **denial** of the application as being a modern building without historic reference rather than a light structure that preserves the spirit of outdoor dining and has a historic reference to the neighborhood.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 22, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *230 W. 11th St. – Application is to construct a new roof and bulkheads (stair) install HVAC, construct a new sub-cellar, cellar extension, install new rear façade wall and windows, and rebuild existing 2-story rear addition.

Whereas:

- A. There is to be restoration for the front facade and entrance which is approved by the Commission staff; and
- B. The new stair bulkhead and mechanical screening are in dark standing seam metal and are minimally visible; and
- C. The chimney extension for clearance of the new bulkhead and the required fence at the front of the roof are usual for the neighborhood; and
- D. The existing rear extension with random fenestration is to be demolished at the basement, parlor and second floor; and
- E. A new extension is in line with the extensions on the two buildings to the east and preserves the unusually open doughnut adjacent to a large garden area; and
- F. The extension matches existing brick, and has French doors in three punched openings at the basement, parlor and second floor; and
- G. There are Juliet balconies at the parlor level and the roof of the extension serves as a terrace with simple metal railing; and

H. The upper floors have double hung windows in the preserved rear wall and the parapet is to be modified to accommodate elongated window openings at the top floor; and

I. The cellar is to be excavated 3' below the existing building with underpinning along the western wall; and

J. The cellar is extended into the garden with a sub cellar below for a total depth of 21' below grade and requires no underpinning; and

K. Representations by the applicant and drawings affirm that great care is being taken to ensure that the excavation and underground construction meet high standards and that the house and neighboring structures' integrity will be assured; now

Therefore, be it resolved that CB2, Man. recommends **approval** of this application as a careful, respectful restoration and modification of a typical high stoop West Village row house, provided that care is taken with the excavation and underground construction to ensure the integrity of the house and neighboring structures.

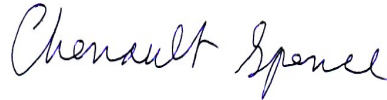
Vote: Unanimous, with 35 Board members in favor.

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

cc: Hon. Daniel Goldman, U.S. Representative, 10th District
Hon. Eric Adams, Mayor of the City of New York
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Manhattan Borough President
Hon. Adrienne Adams, NYC Council Speaker
Hon. Christopher Marte, NYC Council, 1st District
Hon. Carlina Rivera, NYC Council, 2nd District
Hon. Erik Bottcher, NYC Council, 3rd District
Hon. Brian Kavanagh, NY State Senate, 27th District
Hon. Brad Hoylman-Sigal, NY State Senate, 47th District
Hon. Grace Lee, State Assembly, 65th District
Hon. Deborah J. Glick, NY State Assembly, 66th District
Gregory Cala, Community & Intergovernmental Associate