

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

March 22, 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 March 21, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. 276 W. 11th St.– Application is to convert the existing 2-family dwelling to single family, reconstruct the original brownstone stoop, modify existing arched parlor level windows, restore the front facade, modify the existing rear facade openings, extend the cellar foundation at rear yard for a skylight, construct a metal deck and staircase at the rear yard, and replace existing dormer and studio skylights with rooftop addition.

Whereas:

- A. The proposal is for the conversion of a multi-family configuration to the historic one-family use; and
- B. The restoration of the front façade references the handsome restoration of its next-door twin at 278 W. 11th, and the proposed modifications of all windows, including the replacement of the arched parlor windows, reflect that reference, as do the replacement cast stone lintels and the paint removal; and
- C. The new double front door does not copy its neighbor, but references an earlier era that may be more historically accurate; and
- D. The proposed stoop, requiring DOT revocable consent (**see resolution 1A**), is a reconstruction of what originally existed, copying the ironwork from 278 which may not actually be the original and could be improved upon; and
- E. The rooftop work requires the removal of the non-original dormer and skylights, replacing them with a 10' high light stucco addition that the applicant represented as not being visible from a public thoroughfare, but the applicant, while producing photos of the mockup from the rooftop, failed to provide any mock-up photos taken from the street to support that; and

F. Due to the extent of the rear façade alterations and the existing poor mortar condition the rear wall will be entirely replaced, allowing for the repositioning of the windows on the top two floors to their original locations, and there will be new nearly full width unobjectionable windows much like those approved in similar situations on the lower floors and a new deck with modest staircase to the rear yard; and

G. The extensive excavation of the cellar was reported by the applicant as not requiring underpinning due to its position; now.

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

A. **Approval** of the front façade restoration including window modifications and historic double door.

B. **Approval** of the recreation of the stoop, and requests that the choice of ironwork be reconsidered, noting that the building's status as a twin does not obligate replication of the ironwork at 278, particularly when there are many more attractive and historically accurate options to choose from in the district.

C. **Conditional approval** of the rooftop addition, contingent upon the applicant being able to demonstrate to the Commission via photographic evidence that the rooftop addition meets the standard of minimal visibility from a public thoroughfare.

D. **Approval** of the rear façade reconstruction and redesign, including metal deck and staircase, noting that the choice of brick and style of mortar joints need to be in kind with that which is being replaced.

E. **Approval** of the rear yard excavation, provided that all applicable regulations are followed, and that care is taken to ensure the integrity of the subject property and the neighboring houses.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 21, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1A. 276 W. 11th St. - Application is for recommendation of revocable consent for the intrusion of the front steps into the public sidewalk.

CB2, Manhattan recommends that the Landmarks Commission make a recommendation to the Department of Transportation that revocable consent be given for the intrusion of the front steps into the public sidewalk in that this intrusion is consistent with the original condition which is being restored.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 21, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. 39 Fifth Ave. – Application is to install a steel arbor with retractable canvas awning on the southeast penthouse terrace; steel will be painted white to match the historic window and trim color.

Whereas:

- A. Although the application states that the proposed steel arbor is to be painted white, the rendered image is in black, and the applicant stated that the finish color would be matte black; and
- B. The retractable awning is off-white canvas and there is no additional lighting proposed; now.

Therefore, be it resolved that CB2, Man. recommends **approval** of the steel arbor and retractable awning, provided that the arbor is the color rendered and confirmed by applicant, not the white stated in the application.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 21, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **3 E. 10th St.** -Application is to replace front facade metal shutters with wood shutters and to legalize an elevator bulkhead.

Whereas:

A. The permit for the shutters was reported to have already been issued in 2017; and

B. The elevator bulkhead in question is 14'6" at its highest point, is in a very light color, and is clearly visible from a small portion of West 11th Street; now.

Therefore, be it resolved that CB2, Man. recommends **approval** of legalization of the bulkhead provided it is either painted to match the brick color of the building against which it is seen, or re-clad in face brick to match or zinc colored metal, in order to minimize its intrusiveness from the 11th Street viewpoint.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 21, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 138 Prince St. - Application is to install pin-mounted signage, vinyl graphics, and digital displays.

Whereas:

- A. The proposed 12” tall pin-mounted signage is awkwardly squeezed into a space that is visually inadequate to accommodate it, a problem that is less obvious on the disingenuous rendering than it would be in reality, where it would violate the geometry of the distinctive brickwork surrounding the arched windows below; and
- B. The various vinyl signs announcing store name, hours, and ADA accessibility are unobtrusively placed, and in combination with the currently bracketed 5 blade signs would seem to provide ample identification of the brand within the historic district; and
- C. The proposed opaque white vinyl proposed in the transom on Prince Street creates an ugly condition when combined with the proposed gradient privacy vinyl and interrupts the gradient ombre effect in the storefront overall; and
- D. When asked about the digital display signage, the applicant stated that the plan was for the 3 video monitors to be displaying dynamic and energetic content 24/7; and
- E. A member of the public spoke out to express concerns about the impact of the digital displays and excessive signage within the historic district; now.

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

- A. **Denial** of the pin -mounted signage and recommends that the applicant reconsider both size and placement of the signage in order to not compete with the decorative brickwork and arched windows of this beautiful SoHo building.
- B. **Approval** of the vinyl signage indicating store name, hours, and ADA access, and approval of the gradient vinyl in the one Prince Street storefront.
- C. **Denial** of the opaque white vinyl in the transom on Prince Street.
- D. **Denial** of round-the-clock usage of the digital monitors and asks that the Commission limit their use to business hours, and that it apply any allowable restrictions on level of illumination.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 21, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 375 W. Broadway - Application is to add an elevator, roof stop to the W. Broadway passenger elevator to access the roof terrace; to convert the Wooster St. freight elevator to a Passenger Elevator; and enlarge both

Whereas:

- A. The proposed conversion of the freight elevator to a passenger elevator involves an increase of roughly 2' in height, which has no meaningful impact on its visibility; and
- B. The enlargement of the second elevator bulkhead on the W Broadway side is 23' high and is, even when one considers the high visibility of bulkheads in general, exceptionally visible from several vantage points; and
- C. The applicant, when asked if there were ways to either reduce the height of the bulkhead or to relocate it, stated that he had contacted his elevator consultant and that, unfortunately, he had not yet received the consultant's alternate proposals; now.

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

- A. **Approval** of the Wooster Street freight to passenger elevator enlargement.
- B. **Denial** of the outsized enlargement of the W. Broadway bulkhead due to its extreme visibility and asks that the applicant return with other options including, but not limited to, the exploration of offsetting the mechanicals after the question has properly been considered with the consultant.

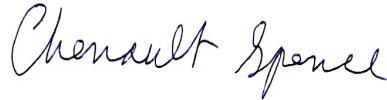
Vote: Passed, with 33 Board members in favor, and 1 in opposition (J. Kiely).

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 Kavanaugh, 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