

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *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@cb2manhattan.org

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

August 21, 2020

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 August 20, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **462 Broadway (120-132 Grand St.)**-Application is to modify the wood door/wood window infill at two storefront bays (1 on Broadway, 1 on Grand St.) to accommodate one ATM in each location, install three canopies and LED tape striplights in windows.

Whereas:

- A. The building is an iconic example of a late 19th century cast iron SoHo building; and
- B. It has lately undergone a mint restoration and benefits from a corner location, giving depth and perspective to the volume; and
- C. The proposal, overall, “pastes” branding in modern design and bright colors completely out of accord with the building’s street level infill, sign band and makes no attempt to respect the architecture of this building and historic district; and
- D. The ATM machines proposed, one on each facade, violate the rhythm of the bays, introduce blackened glazing, propose insertion in a way that cuts into the historic bulkhead and introduces bright red, green and yellow colors out of accord with the building; and
- E. The signs appear to be stock branding signs and do not respect the width, height, profile and design of the historic signband; and
- F. There is a green canopy over the two machines and a bright red canopy over the entry that are not in harmony with the style of the building; and

G. Bright yellow LED tape lighting is proposed for 12 bays (3 bays are give over to the ATM machines and the entry) which have no relationship to the historic architecture of the building, are without precedent, violate the rule against light within 18” of a window, and would cast undesirable bright light onto the sidewalk and to the buildings across the streets; and

H. There is adequate outer lobby space for as many ATM machines as may be required and there are ample examples of this condition in several banks in the immediate vicinity; and

I. Flag poles in the printed materials were not presented nor was there any graphic representation of the proposed flags; and

J. There was considerable written objection to the proposal from members and organizations in the community; now

Therefore be it resolved that CB2, Man. recommends:

A. **Denial** of the proposal as out of harmony with this important historic building and, in the instance of the lighting, contrary to regulations; and

B. That no flags be considered by the Commission until they have been reviewed by the community board and a recommendation has been made to the commission.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on August 20, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **121 W. 11th St.** - Application is to replace windows at the front facade, install a rooftop addition and a rear addition, and rear yard and cellar excavation.

Whereas:

- A. One over one windows on the front facade are from a late 19th century alteration and are to be replaced with energy saving windows of the same design; and
- B. There a 9'-4" rooftop addition with an extremely visible generator and railing on its roof making a total of 13'-6" above roof level; and
- C. No rationale was given for the highly visible generator being on top of the addition and it is evident from the drawings that the objectionably visible portion is the generator and a typical fence; and
- D. There is adequate roof space for the generator, if required, in positions that it would not be visible; and
- E. There is a 4'-0" extension at the basement and parlor floors; and
- F. The rear facade basement and parlor floor windows are one expanse in industrial style steel and glass with no vertical or horizontal separations and no reference to the original fenestration; and
- G. The excavation and reconfiguration of the garden blends well with the rear facade; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the front facade windows from the historic period of considerable alteration; and
- B. **Approval** of the penthouse room provided that LPC staff ensures that it is not more than minimally visible from any public thoroughfare; and
- C. **Denial** of the generator and fence, or any other structure on the roof of the penthouse room; and
- D. **Approval** of the rear extension, excavation, and reconfiguring of the garden.
- E. **Denial** of the rear facade basement and parlor windows unless strong horizontal framing at the floor line and vertical framing to reference the historic window configuration are added; and

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on August 20, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***247 W. 10th St.**-Application is to install new one over one windows.

- A. The one over one windows are in harmony with the existing façade from a 1927 renovation; and
- B. The replacement windows are energy-efficient one over one windows similar to many existing windows on the principal facades; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on August 20, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***257 W. 4th St.**-Application is to construct a rooftop stair bulkhead, rear window replacement and an extension at the rear of the cellar.

Whereas:

- A. The stair bulkhead is of a minimum size to provide roof access and is very minimally visible from any public thoroughfare; and
- B. The windows in the rear facade at the parlor and basement floors are modest in size and do involve significant changes; and

The rebuilding of the rear wall is clearly required and is to be done by replacing it in kind; now

Therefore be it resolved that CB2, Man. recommends approval of this application.

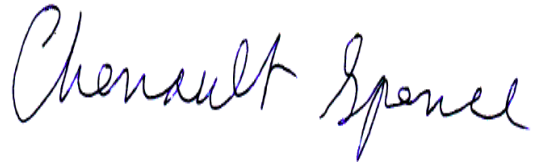
Vote: Unanimous, with 43 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Carter Booth, Chair
Community Board #2, Manhattan



Chenault Spence, Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan

CB/fa

- c: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. Velazquez, Congresswoman
Hon. Carolyn Maloney, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Yuh-Line Niou, Assembly Member
Hon. Scott Stringer, NYC Comptroller
Hon. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Carlina Rivera, Council Member
Rich Stein, Community & Intergovernmental Affairs Coordinator, LPC