

Carter Booth, *Chair*
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Antony Wong, *Treasurer*
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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

September 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 September 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. *2 Ninth Ave. - Application is to install signage at the canopy.

Whereas:

- A. The signs are simple brushed stainless steel letters on a black horizontal band mounted on the face of the canopy, similar to those prevalent in the district and shown in historical photographs; and
- B. The letters of the 9th Avenue sign (2'-3" x 15'-6") are halo illuminated and the Little West 12th Street sign of the same size is painted; now

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

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on September 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *201 Sullivan St. - Application is to install a handicap ramp.

Whereas:

A. The total length of the concrete ramp “B” and landing is 13’-4”, the ramp (3’-6” X 5’-6”) and landing (5’-0” x 6’-7”) has black hand railings; and

B. Despite the fact that a portion of the landing as proposed is to be partially recessed into a new recessed doorway, there is clearly insufficient clearance for passage between the ramp and an existing tree pit. (42” according to the Committee’s measurements) and the plans submitted by the applicant omitted this clearly necessary dimension on otherwise detailed drawings; now

Therefore be it resolved that CB2, Man. recommends **denial** of this application owing to its unacceptable intrusion onto the sidewalk.

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on September 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *85 Christopher St. - Application is to replace all windows on the street-facing façade above the ground floor.

Whereas:

A. The existing aluminum windows and panning is non-historic one over one and the proposal is to replace them with aluminum clad wood windows in the historic two over two configuration with historically referenced detailing and painted brown to resemble wood frames, brick moldings and sashes; and

B. No compelling reason was given for the use of aluminum clad windows instead of the historically correct painted wood windows; now

Therefore be it resolved that CB2, Man. recommends **denial** of this application unless the window frames in the historic profile showing in the drawings and the brick molding and sash are painted wood without aluminum cladding.

Vote: Passed, with 42 Board members in favor, 2 in opposition (L. Rakoff, R. Sanz), and 2 abstentions (J. Liff, S. Secunda).

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Dear Chair Carroll:

At its Full Board meeting on September 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ~~*72 Grand St. Application is to construct a new 4-story commercial building with cellar, basement, and penthouse on the corner of Grand and Wooster St.~~

(SEE SECOND LANDMARKS COMMITTEE MEETING.)

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Dear Chair Carroll:

At its Full Board meeting on September 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *600 Broadway - Application is to install signage at the primary (Broadway) facade and modify the infill at the rear (Crosby St. facade.)

Whereas:

A. The Broadway sign is proposed to be a 2'-6" diameter bright red, internally illuminated "bull's eye", the logo of the tenant; and

B. No compelling justification was given for an illuminated sign on a building that is in pristine historical condition and in an area with sufficient illumination for the premises to be readily identified; and

C. On the Crosby Street facade, a new 8'-0" tall delivery entrance is proposed for the south bay in a design that references the extant fire shutters on the upper windows; and

A. Certain minor original cast iron elements will be removed and incorporated into the new entry; and

D. There was written and oral testimony objecting to the application, especially to the illuminated sign; now

Therefore be it resolved that CB2, Man. recommends:

Approval of the graphic design of the "bull's eye" sign and the Crosby Street entrance; and

Denial of the proposed illumination of the sign.

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on September 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *72-76 W. 11th St. - Application is to reconstruct and alter the wall of the Beth Haim Shenee cemetery bordering the street.

Whereas:

- A. The existing wall, constructed in brick with a parged finish, is badly deteriorated and to be rebuilt with salvaged brick and a new stone coping; and
- B. To accommodate a large elm tree at the east end of the property that is very close to the wall, an approximately 6'-0" long by 2'-0" bump out of the wall onto the sidewalk area is proposed; and
- C. The curved portion will be an open iron fence, resembling the existing fence (to be reinstalled) above the masonry wall and will afford a clear view into the cemetery which is undergoing extensive renovation and replanting; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application which provides a most welcome improvement to the property.

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on September 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *770 Broadway - Application is to establish a master plan governing the future installation of storefront infill and signage.

Whereas:

- A. The present condition is a random assortment of retail and utilitarian infills according to the needs of past and present tenants; and
- B. The proposed uniform storefront infill will have all windows and doorways located within a repetitive pattern similar to a recently approved plan for several bays on the north facade and with consideration for various structural variances at the interior of the building; and
- C. The window design has mullions suggesting a transom with a semi-opaque glass spandrel to mask structural beams, and the doorways have a transom that will, in some instances, be louvers required by mechanical equipment; and
- D. The louvers are industrial in design and the appearance would be considerably improved and blend with the well-preserved building if they were grills of a historical design; and
- E. Certain few bays vary from the norm owing to special requirement for egress; and
- F. The uniform signage for all retail tenants is above the entry doors and is proposed to be of individual stainless steel 12" tall letters; now

Therefore be it resolved that CB2, Man. recommends **approval** of the unified design of the master plan provided that the ventilation louvers are masked by a grill of historic design.

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on September 17, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

1. *72 Grand St. - Application is to construct a new 4-story commercial building with ground floor (designated as "basement"), cellar, and penthouse at the corner of Grand and Wooster St.

Whereas:

A. The building is five above grade stories with a retail/manufacturing base and offices above and the ground floor is designated as "basement" on the plans and, according to applicant, is required by the zoning regulations for an above grade floor that is below the flood plane; and

B. The design purports to be inspired by historic Soho cast iron buildings and, in most respects, does not incorporate the basic design typography of these buildings, especially with respect to proportions, windows, detailing, and materials; and

C. A 1940's tax photograph depicts the ground floor photographed after a fire destroyed the upper stories and shows a heavily ornamented principal facade on Grand Street and, at the street level, the ornamentation turns the corner to meet a very plain, clearly secondary facade on Wooster Street; and

D. The proposed design has the principal entrance on Wooster and the secondary entrance on Grand street, reversing the original concept of Grand Street as the principal entrance with a utilitarian doorway for the stairway egress and the entrance to the ground floor retail space lacks importance; and

E. On the Wooster Street facade the 20'-0" wide vertical articulation is then again divided by half at each floor determining the size of the window openings, which are uniform through the four upper stories and are unsettlingly large; and

F. There is a strong horizontal band dividing the two lower office stories from the top two stories which is not reflective of the typical Soho buildings with their strong vertical thrusts; and

G. The 25'-0" wide Grand Street facade incorporates the same size windows as the Wooster Street facade (leaving an odd leftover solid space between the openings) where three smaller windows are typical to other buildings in the district, including the adjacent building; and

H. The ground floor has modern display windows in metal and the cladding throughout, is zinc colored, and devoid of detailing and the material of the facades is an aluminum composite panel and has no reference to historical buildings in the neighborhood; and

I. The corner, unlike typical SoHo buildings, does not turn in a graceful way through ornamentation or an entrance but rather conforms to a rigid and monotonous design; and

J. The windows are boldly modern full height sliding doors with a glass railing capped by metal and their width and height are too large, are not proportional to windows in SoHo buildings, and the ratio of solid to void is not similar to the historic buildings; and

K. Similar windows were unfortunately approved for new residential buildings in the district, however the size and proportion of the windows harm to the district; and

L. The windows are of uniform height through the building, atypical of the diminishing height of the windows that reflect the various floor to floor heights in SoHo buildings that are reduced from the lower floors to the upper floors with examples adjacent to the building on Grand Street; and

M. There is no vertical alignment with the adjoining buildings, heightening the impression of a building not in harmony with the neighbors; and

N. A cornice is replaced by flat metal slots securing a glass rail and the result is no termination -the top fades into the sky where typical buildings in SoHo have strong, often very heavy, projecting cornices to give a prominent separation of the building and sky; and

O. The proposal calls for six blade signs, envisioning six separate tenants for the ground floor space which produces an unacceptable clutter; and

P. CB2 Manhattan is on record in a 1997 Landmarks Resolution concerning an application to build four stories atop the then existing original ground floor with the following points, none of which are evident in this application:

- Brick facade, principal entrance on Grand Street, interestingly wrapping around the facade to Wooster Street, a rendering of the original cornice; and

Q. CB2, Manhattan is on record from a 1998 Landmarks Resolution with further details of the 1997 application with the following points, none of which are evident in this application: restoration of the iron vault and glass crystals (vault lights), paint treatment sympathetic to the materials, heights of floors and floor lines in scale and line with the adjacent building, a contemporary cornice patterned after the sidewalk vault design, and attractive adaptation of modern elements to the Cast-Iron District that will not confuse the historic record; and

R. The applicant represented he was unaware of a restrictive declaration on the property recorded September 6, 2000 with the current owner of the property; and

S. It appears evident from city records that the cast iron facade which was removed under a special permit should have been preserved, for use in a reconstruction of the building according to the terms of the restrictive declaration and the demolition permit; now

T. Members of the public gave testimony in opposition to the application.

Therefore be it resolved that CB2, Man. recommends:

A. Denial of this application as being in no way respectful of the historic character of buildings in SoHo and the original building on the site; and

B. That the Landmarks Commission determine the status of the restrictive declaration to the present owner dated September 6, 2000 and its role in regulating new construction on the site; and

C. That the existence and location of the presumably preserved cast iron elements from the ground floor be determined and that they be incorporated into a new building and that the design of the new building draw respective inspiration from this historic portion of the original building on the site; and

D. That if the cast iron elements are not able to be located that that the design of the new building draw retrospective and respectful inspiration from this historic portion of the original building on the site as depicted in the tax photograph and any other materials that are available for research.

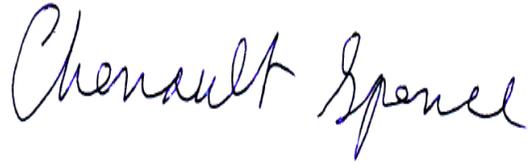
Vote: Unanimous, with 46 Board members in favor.

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