

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *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

December 21, 2018

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 December 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. ***23-29 Washington Pl.** - Application is to install a public arts memorial honoring the victims of the 1911 Triangle Shirtwaist Factory Fire

Whereas:

A. The memorial to those who died in the Triangle Shirtwaist Factory Fire is in four sections: the “ribbon”, the “names panel”, the “donor panel”, and the “reflective panel”; and

B. There is an existing discreet memorial plaque, worthy of preservation, near the corner of the building; and

C. The ribbon is made of a low reflective stainless steel embossed with fabric patterns that derive from a thoughtfully conceived process that enables public contribution; and rotates to become the solid black names panel 9’-0” above the sidewalk and continues towards the sidewalk as a donor panel; and

D. Lastly, there is sloping reflective panel the shows the names as a projection from sunlight by day and discreet, low level LED lights by night; and

E. The elements are attached with custom designed brackets both into mortar joints into the stone, and

F. The applicant represented that the reflections and lighting from all the elements is minimal and will not disturb the neighbors; and

G. The design is a modern design and is boldly attached to an **individual** landmark building (intricately detailed and architecturally distinguished) and in a landmark district; and

H. The ribbon, while a modern sculptural element, does not objectionably obscure or detract from the building's details and overall appearance of the building and is in the same position as advertising signs that were attached to the corner of the building at the time of the fire; and

I. The ribbon has a clear connection to the historic and tragic event in that its fabric motif suggests the material of the garment workers' craft and its height marks the path of those who jumped to their death in an attempt to escape the fire; and

J. There was considerable testimony, both written and in person, both in favor and opposed to the proposal; now

Therefore be it resolved that CB2, Man. recommends approval of the design in full except for the listing of donor names as part of the design.

Vote: Passed, with 38 Board members in favor, and 1 in opposition (C. Spence).

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Dear Chair Carroll:

At its Full Board meeting on December 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *173 7th Ave. So. – Application is to legalize the installation of signage, painting of the façade, installation and alterations to new awning, mechanical equipment on the roof and an art wall.

(Laid over)

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At its Full Board meeting on December 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***73 Wooster St. – Application is to expand the existing sunroom bulkhead to the west.**

Whereas:

- A. The building has had a number of invasive alterations and it currently residential; and
- B. The proposal is for a modest extension to the existing sunroom, converted from the elevator machine room, at the front edge of the building; and
- C. The applicant represented and displayed drawings showing that the addition is not visible from any public thoroughfare; and
- D. There was no mockup to verify that the addition is not visible; now

Therefore be it resolved that CB2, Man. recommends approval of this application provided that LPC staff verifies that it will not be not visible from any public thoroughfare.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***56 MacDougal St.** - Application is to construct an additional floor on the rooftop.

(Laid over)

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Dear Chair Carroll:

At its Full Board meeting on December 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. ***75 Varick St. – Application is to install banners, a plaque, and signage and an interior scrim partition.**

Whereas:

- A. The location is a prominent corner in a full block building with 6 bays on Varick Street and 9 bays on Canal Street; and
- B. The sign over the main entrance is in die-cut white metal dimensional letters 10” from the glass and suitable to the building; and
- C. There are four banners with simple designs, two on each façade (5’-8” high x 1’-6”wide) anchored into the mortar joints; and
- D. There is a bronze plaque (5’wide x 3’high) with raised letters identifying the museum at the corner; and
- E. The polycarbonate “screen” will have images from Jackie Robinson’s life. The applicant represented this “screen” as a scrim and is located 5’ in from the display windows on Canal Street, with an exhibit space visible from the street at the corner and then continues with the polycarbonate screen along Varick Street (except at the entry bay); and
- F. The screen is not, in fact, a scrim nor does it have the see through lightness of a scrim but is rather a barely translucent solid wall that, though attractive in design, recalls window coverings for a construction project or the current trend of billboard type window advertising in sport shops in Soho; now

Therefore be it resolved that CB2, Man. recommends:

A. Approval of the sign, the banners, and the plaque; and

B. Through there is a question as to the jurisdiction of the LPC over the interior walls facing the street, it is strongly recommended that the proposed walls be modified to a less dense and less foreboding design.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *29 Bedford St. - Application is to replace a door with a window, replace a larger window with two smaller ones, paint the facade, add decorative sconces, install new signage, and an ADA compliant ramp.

Whereas:

- A. The corner on which the building is located is an exceptionally low-key and architecturally quiet section of the district with a cohesive quality to the facades; and
- B. The existing condition is degraded paint on the brick facade and randomly punched non-historic openings for windows and a door; and
- C. The design brings improved order to the windows and eliminates the unneeded door; and
- D. The ADA ramp within the portico and the railing intrudes minimally into the sidewalk; and
- E. Two blade signs in fabric suspended from a wooden dowel conform to size regulations and are suitable to the building and the neighborhood; and
- F. The three gooseneck lamps are the wrong scale- they are oversized, overwhelming and dominating the entire tiny sidewalk both physically as well as in light, and are specifically part of the branding of the establishment. These lamps are unsuitable to the building and the neighborhood and the applicant was unable to show LPC approved existing examples of such light fixtures in the neighborhood; and
- G. The neon logo branding sign is totally unsuited to the area and the applicant provided no examples in the district; and

H. The intense saturated almost day-glow blue paint color proposed for the façade is overwhelming and dominating and is described by the applicant as branding for the establishment. The color is totally unsuited to the building and historic district and the applicant was not able to show any LPC approved examples in the immediate vicinity of the building nor in the district that used bold colors in the manner of the application; and

I. The treatment of the entire facade in one color, attempts to unite elements that should be differentiated in respect of the architecture; now

Therefore be it resolved that CB2, Man. recommends:

Approval of the fenestration, the blade signs, and the ADA ramp; and

Denial of the gooseneck lamps as unsuitable to the building and the district; and

Denial of the aggressively bold solid one color paint as unsuitable to the building, the immediate vicinity, and the district and recommends that the colors to be approved be in keeping with this local small scaled quiet historic neighborhood.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. ***670 Broadway** - Application is to replace existing storefront windows and create interior window displays on the Bond Street facade, install 2 new metal blade signs and 4 small branding logos on windows on Bond and Broadway facades, and install 2 new backlit signs above existing entry doors.

Whereas:

A. The Brooks Brothers Building is on a corner with two beautiful facades and intricate masonry details, and is of an earlier period than the nearby Broadway cast iron facades; and

B. The entrance signs are extruded aluminum backlit individual letters and suitable to the building; and

C. There are two small individual letter signs attached to the back of the corner windows; and

D. Two suitable blade signs, one on each façade away from the corner (2'-9" high x 1' -6" wide) and are anchored into the mortar joints; and

E. Two display windows (10'-3" high x 11'-1" wide) on Bond Street are both to be replaced by single-pane display windows that are far too modern, too large, too square and poorly proportioned and with no historic reference. These huge display windows are clearly only to maximize display area without respect for the otherwise pristine building with sensitive adaptations to the current use; and

F. The needed display area could well be accommodated by three vertical arched windows recalling the original three arches of the original design or, less desirably, retaining some version of the current design for the existing windows with its mullions referencing the other windows in the building; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the letter sign, the banners, the applied window signs; and

B. **Denial** of the large display windows on Bond Street and recommends instead three vertical windows.

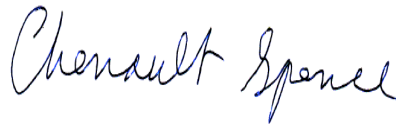
Vote: Unanimous, with 39 Board members in favor.

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

TC/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. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Carlina Rivera, Council Member
Ali Rasoulinejad, Director of Government & Community Relations, LPC
Amber Novak, External Affairs Coordinator, LPC