

David Gruber, *Chair*  
Bo Riccobono, *First Vice Chair*  
Terri Cude, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Susan Kent, *Secretary*  
Keen Berger, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

September 19, 2014

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

### **FIRST AUGUST MEETING**

**1 - LPC Item 7 : 40 Mercer Street, aka 465 Broadway & 106-114 Grand St. – SoHo-Cast Iron H.D.**  
corner Mercer and Grand

A steel-and-glass building designed by Atelier Jean Nouvel and built c. 2006.  
Application is to alter granite sidewalk.

**Whereas**, the existing stone sidewalk is degraded, largely because of the base was of poor quality; and

**Whereas**, the existing stone paving (flags) will be sliced in half and laid over a proper base and will cover the maximum areas to the sidewalk possible; and

**Whereas**, a similar installing using this same method of reusing existing stone and ensuring a smooth surface; and

**Whereas**, this will necessitate the installation of a new granite curb; now

**Therefore be it resolved**, that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 40 Board members in favor.

David Gruber, *Chair*  
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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

### **2 - LPC Item 8 - 284 Lafayette Street – SoHo-Cast Iron Historic District Extension** block through to Crosby

A neo-Grec style factory building designed by John R. Thomas and built in 1891-1892. Application is to remove vault light covers and to install diamond plate steel plate at the sidewalk.

**Whereas**, the existing vault lights on Crosby are in disrepair, do not provide a stable base for the existing diamond plate being used to cover them; and

**Whereas**, the proposal is to remove the existing vault lights, install a suitable underlayment for support of the diamond plate and replace the diamond plate in kind; and

**Whereas**; the existing header stone is to be re-installed, and

**Whereas**, vault lights are emblematic of the district and some of them may be salvaged and repaired or reasonable replacements may be installed in their place; now

**Therefore be it resolved**, that CB#2, Man. recommends denial of this application unless the portion of the sidewalk with existing vault lights is repaired or replaced with reasonable copies and that diamond plate only be used to cover areas where there are no existing vault lights.

Vote: Unanimous, with 40 Board members in favor.

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NYC Landmarks Preservation Commission  
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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

### **3 - LPC Item: 9 - 201 Lafayette Street - SoHo-Cast Iron Historic District Extension**

a triangular plot - Cleveland, Kenmore , Broom

A neo-Classical style building designed by Kimball & Thompson and in built 1897-98.

Application is to install a mechanical duct.

a triangular plot enclosed by Cleveland, Kenmore , Broom

**Whereas**, there are three existing exhaust stacks on the Cleveland side of the building, and

**Whereas**, the proposal is to run an additional, an exhaust stack 12” x 24” painted to match the building along the Cleveland side of the building north of the existing stacks, and

**Whereas**, there is an existing bundle of conduit running along the Cleveland side of the building, and

**Whereas**, the proposal is to cover the conduit with boxing painted to match the building, and

**Therefore be it resolved**; that CB#2, Man recommends denial of the addition of a fourth unsightly stack on the side of the building in in the recently designated SoHo Cast Iron Historic District Extension, notwithstanding the existence of similar stacks on the building, and

**Be it further resolved**; that the enclosure for the conduit be approved.

Vote: Unanimous, with 40 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

### **4 - LPC Item:10 - 738 Broadway – NoHo Historic District**

An Italianate style warehouse designed by John Warren Ritch and Evan Griffiths and built in 1867. Application is to install signage and lighting (Astor-Waverly)

**Whereas** the building is of an exceptionally delicate design and magnificently restored and greatly contributes to the district, and

**Whereas;** the transom over center bay is to have a sign in red metal letters nearly as tall as the transom itself back lit by LED units, and

**Whereas;** a medallion in painted metal with the emblem of the company is to be placed in the south transom, and

**Whereas;** stickers applied directly to the glazing are proposed at the bottom of the windows in the center and south bays, and

**Whereas,** a 16" x 3' blade sign is proposed on the south side of the south bay,

**Therefore be it resolved;** that CB#2, Man. recommends denial of the red letters unless they are reduced in size to be in scale with the transom and with respect for the design of the building and that the lighting is subtle (glowing) and conforms to any existing regulations and guidelines, and

**Be it further resolved;** that it is recommended that the applied stickers be denied in that they detract from the delicacy and sophistication of the building and constitute excessive signage, and

**Be it further resolved;** that it is recommended that the medallion and the blade sign be approved, provided that the design of the blade sign is conforming in size and its design and is in keeping with the building's design.

Vote: Unanimous, with 40 Board members in favor.

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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

### **5 - LPC Item: 12 - 101-103 Perry Street – Greenwich Village Historic District**

A building comprised of five 19th-century houses combined and given a new façade in 1947 by H.I. Feldman.

Application is to create window and door openings and install awnings. corner Hudson

**Whereas;** the corner storefront has existing windows on Hudson Street the length of the opening and turning the corner onto Perry Street, and

**Whereas;** windows and a glass door in a wood frame will be inserted in line with the windows on the upper floors of the Perry Street facade, and

**Whereas;** retractable awnings in dark brown canvas like fabric and with signage on the flaps are proposed to be over all windows, and

**Whereas;** the existing sign on Hudson Street wrapping around to Perry Street will be repainted for the new tenant, and

**Whereas;** examples in the district were shown with awnings, including ones similar to the ones on the Perry Street side, now

**Therefore be it resolved;** that CB2 recommends approval of the door and windows on the Perry Street side and the installation of awnings over the windows, and

**Be it further resolved;** the signage on the awnings above the large windows on Hudson and Perry be approved, and

**Be it further resolved;** that the signage on the small awnings on Perry be denied, and

**Be it further resolved;** that the repainting of the sign be approved, subject to the design's being submitted for separate approval.

Vote: Unanimous, with 40 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

### **6 - LPC Item:13 - 15 Commerce Street - Greenwich Village Historic District**

An altered late Federal style rowhouse built in 1826.

Application is to construct a rear addition. 7th Avenue - Bedford

**Whereas;** the original two story peaked roof building was modified with a full third story some years ago, and

**Whereas;** the garden is excavated to the level of the cellar floor, and

**Whereas;** many buildings within the doughnut have rear additions, and

**Whereas:** the existing one floor frame rear addition is poorly constructed and in bad repair and is to be demolished, and

**Whereas;** a new 5' deep two story rear addition the full width of the building with two doors at grade, windows on the first and second floors with the top serving as a balcony is proposed, and

**Whereas;** a new door, windows and balcony railing will be added at the top floor, and

**Whereas;** the addition is to be clad in cement board to match the dimensions and profile of the extant clapboard which is badly degraded, and

**Whereas;** the rear yard will be filled with earth to the level of the adjacent rear yards, and

**Whereas;** there is to be a 2' excavation in the cellar to make it a cellar to bring the space to code, now



**Therefore be it resolved;** that CB#2, Man. recommends approval of the demolition of the rear addition be approved, and

**Be it further resolved;** that the rear modifications and addition, rear yard filling with earth, and cellar excavation be approved

Vote: Unanimous, with 40 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

### **7 – LPC Item: 14 - 313 West 4th Street - Greenwich Village Historic District**

A Greek Revival style rowhouse built in 1836.

Application is to construct rooftop and rear yard additions, alter the front facade, and replace windows. Bank - West 12<sup>th</sup>.

**Whereas;** the cornice was removed before the time of the historical photograph, and

**Whereas;** the cast iron is in good condition and historical, though not likely original, is to be retained.

**Whereas;** a fourth floor with a full-height rear setback wall and front sloping roof similar to an approved one in the neighborhood which will not be visible from a public thoroughfare, and

**Whereas;** and existing rear addition is in poor condition and is to be removed, and

**Whereas;** it is proposed to removed the existing, original rear wall now covered by the addition and a new 7' rear addition with steel and glass window wall at the basement and parlor levels is proposed, and

**Whereas;** all casement windows are proposed as six over six, and

**Whereas;** a new cornice with above wooden clapboards of historic design taken from similar buildings in the immediate area is to be added, now

**Therefore be it resolved;** that CB#2, Man. recommends approval of the demolition of the existing rear addition, and

**Be it further resolved; that** the bulk of the proposed rear addition be approved, and

**Be it further resolved; that** the design of proposed addition be denied because fenestration is not in harmony with the building, has no historical reference, and, does not respect the three openings divided by piers in the original rear wall and therefore does not continue the strong vertical plane with the original window openings on the upper floors, and

**Be it further resolved;** that the demolition of the original rear wall, modified with taller openings be denied in order to preserved the integrity of the house and to justify the rational of the rear addition as a tearoom.

Vote: Unanimous, with 40 Board members in favor.

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NYC Landmarks Preservation Commission  
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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **FIRST SEPTEMBER MEETING**

#### **1 - LPC Item:448 Broome Street (Mercer/Bdwy)-SoHo-Cast Iron Historic District**

A store and loft building with French Renaissance style details designed by Vaux & Withers Co. and built in 1871-72.

Application is to alter storefront infill installed without Landmarks Preservation Commission permit(s).

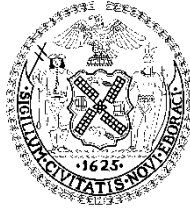
**Whereas**, although the work was done without permits by a prior owner, nevertheless the storefront is appropriate in style and materials, and does not detract from the building or the district; but

**Whereas**, given a choice, we would prefer to see the transom above the door remain; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of this application but prefers the existing transom be retained.

Vote: Unanimous, with 40 Board members in favor.

David Gruber, *Chair*  
Bo Riccobono, *First Vice Chair*  
Terri Cude, *Second Vice Chair*  
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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**3 - LPC Item:205 Bleecker Street**, aka 1-3 Minetta Street – South Village Historic District  
A Colonial Revival style tenement building with commercial ground floor designed by Sommerfeld & Sass and built c.1925-26.

Application is to create a new masonry opening and install a door with transom, and an awning.

**Whereas**, the proposed opening, door and awning are of a style, configuration and material consistent with the building and the district; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 40 Board members in favor.

David Gruber, *Chair*  
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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**4 - LPC Item: 155 Bleeker Street** (n.w. corner Thompson) (“Back Fence”)– South Village H.D.  
A stick-frame Federal style rowhouse built prior to 1900 with an altered commercial base.  
Application is to install signage.

**Whereas**, the black and white acrylic sign is in style with the building; and

**Whereas**, the concept of neon signage is fine, but there is a dissonance between the rendering and the traditional neon sign that had been there, further exacerbated by the obliteration of the historic storefront that will be replaced by a generic, modern storefront – one we would expect to find in a shopping mall; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of the acrylic signband, but recommends denial of the neon sign “as presented”, requesting instead a more traditional neon sign.

Vote: Unanimous, with 40 Board members in favor.

David Gruber, *Chair*  
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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **5 - LPC Item: 38-50 Cooper Square – NoHo Historic District**

An office, warehouse and factory building, originally built as a row of houses in the mid 19th century, and combined and altered by Fritz Nathan in 1960.

Application is to construct a gymnasium and install a railing and mechanical equipment on the roof.

**Whereas**, the proposed gymnasium, railing and equipment on the roof will be minimally visible; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of this application.

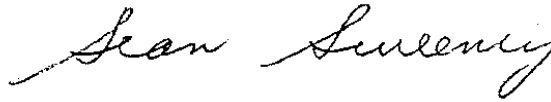
Vote: Unanimous, with 40 Board members in favor.

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

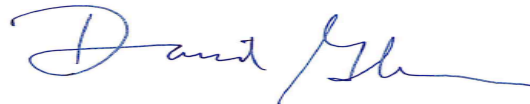
Sincerely,



Doris Diether, Co-Chair  
Landmarks & Public Aesthetics Committee  
Community Board #2, Manhattan



Sean Sweeney, Co-Chair  
Landmarks & Public Aesthetics Committee  
Community Board #2, Manhattan



David Gruber, Chair  
Community Board #2, Manhattan

DG/fa

c: Hon. Jerrold L. Nadler, Congressman  
Hon. Sheldon Silver, State Assembly Speaker  
Hon. Brad Hoylman, NY State Senator  
Hon. Daniel L. Squadron, NY State Senator  
Hon. Deborah J. Glick, Assembly Member  
Hon. Gale A. Brewer, Man. Borough President  
Hon. Corey Johnson, Council Member  
Hon. Margaret Chin, Council Member  
Hon. Rosie Mendez, Council Member  
Alize Beal, CAU  
Jenny Fernandez, Director of Government & Community Relations,  
Landmarks Preservation Commission