

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

[www.cb2manhattan.org](http://www.cb2manhattan.org)

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

October 29, 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 October 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

**1 - 150 Thompson Street**, aka 474-478 West Broadway-SoHo-Cast Iron H.D. Extension  
A neo-Grec style store building, designed by D & J Jardine, and built in 1880-81.  
Application is to replace ground floor infill and install a marquee.

**Whereas**, the applicant agreed that no residential marquees currently exist on West Broadway; and,

**Whereas**, the applicant proposed very large (10 foot high) aluminum doors with no transom; and

**Whereas**, the applicant proposed the installation a cast iron column and panels with a steel patina adjacent to the residential entrance; now

**Therefore, be it resolved** that CB#2, Man. recommends:

- 1-denial of the residential marquee because none currently exist on West Broadway;
- 2-replacement of the aluminum doors with wooden doors including a transom as is customary in an 1880 era building of this type;
- 3-approval of the cast iron column and adjacent steel panels.

Vote: Unanimous, with 46 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 October 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**2 - LPC Item:447 Hudson Street** – Greenwich Village Historic District

A house built in 1826 and altered in the 20th century. Application is to install storefront infill.

**Whereas**, the applicant proposed operable casement windows, a change from conventional fixed windows; and

**Whereas**, the applicant proposed brick infill; and

**Whereas**, the applicant proposed the use of reclaimed wood around the facade windows;

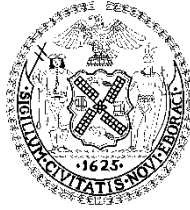
**Therefore, be it resolved** that CB#2, Man. recommends:

1-that the operable casement windows be denied

2-that brick infill is not appropriate to this 19th century storefront

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **3 - LPC Item:744 Greenwich Street - Greenwich Village Historic District**

A building designed by Abbas Shah and built in 2006.

Application is to alter the penthouse enclosure, install HVAC equipment, and replace railings and an equipment enclosure.

**Whereas**, the applicant proposed the addition of roof-top mechanicals not visible from the street, a new glazing system with minimal visible changes, but a slight increase in internal visibility, and the installation of a 42 inch high terrace guard rail made of non-reflective glass to replace the current aluminum one, now,

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

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**4 - LPC Item: 192 Grand Street** – (Mulberry/Mott) – Individual Landmark

A Federal style rowhouse built c. 1833.

Application is to reconstruct the front facade, replace ground floor infill, and construct a rear addition.

**Whereas**, the reconstruction and restoration of the front facade, rear facade, and roof is commendable; but

**Whereas**, the downspout would originally have been copper, and so should this iteration; and.

**Whereas**, the gutter also would not be visible, but rather built into a more substantial cornice (i.e. a Yankee gutter). Typically, in these old houses, it is a wooden cornice line with metal and no visible gutter; and

**Whereas**, the roof should have slate or wooden shingles, not the modern asphalt-type proposed; and

**Whereas**, the proposed French-style storefront, with doors and fenestration that open up the facade to the streetscape, effectively removing the facade most of the day, is predicated not on historical accuracy, but on the chance – the mere hypothetical possibility – that the new retail tenant may be a restaurant; and

**Whereas**, this notion may be justified were this a modernist building, where form follows function. However, in an 1833 individually-landmarked Federal-era building, form should follow precedent, not function; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of most of this laudable restoration, but suggests a copper downspout hidden, invisible, as in a “Yankee gutter”; as well as traditional wooden or slate roof shingles; and a more substantial cornice, and

**Further**, CB#2, MAN. strongly recommends a storefront of a style and configuration characteristic of this quintessentially American, Federal-era building, which the Designation Report describes as “among the relatively rare surviving and significantly intact Manhattan buildings of the Federal style” – and not a cookie-cutter storefront we would expect in the 14th Arrondissement.

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **5 - LPC Item: 484 Broadway (Broome/Spring) – SoHo Cast-Iron Historic District**

A store building designed by J. Weber & Sons and built in 1879.

Application is to install a barrier-free access ramp.

**Whereas**, we understand the need for accommodating the disabled. However, this proposal solves one problem while creating a slew more, namely:

- this large ramp provides access to the few people using this building, at the expense of the multitudes who pass by it. It is a potential trip-hazard which could actually endanger more people than it helps, by affecting every pedestrian on this busy sidewalk, including the elderly and handicapped it is meant to help;
- the ramp will be a carte blanche invitation to skateboarders to hone their skills, while producing consternation for pedestrians and building residents;
- the applicant failed to disclose that the sidewalk has a wide subway grating that covers a good portion of the sidewalk, leaving only a few feet for pedestrian passage if this large ramp were built on this congested thoroughfare;
- the ramp will cover the glass vault-lights, which, although not original here, are certainly characteristic of the district; and

**Whereas**, it is not historic or appropriate for one building to colonize the sidewalk in front of two adjacent buildings; and

**Whereas**, the examples of ADA ramps that were cited neglected to note that none of these ramps are anywhere near the size of this proposal; and

**Whereas**, the applicant's claim that the Americans with Disabilities Act regulations require a ramp in this situation is simply not correct – the ADA does not require the addition of an ADA compliant path of travel unless there are alterations being made to 'primary function areas' as defined by the ADA. The applicant presented this as a stand-alone project with no other scope of work at the property that would trigger this requirement; and

**Whereas**, this is a self-created hardship, since the storefront was installed just a few years ago and accessibility should have been considered within the interior of the retail store at that time; and

**Whereas**, the applicant summarily dismissed alternate solutions that we suggested, such as a traditional ADA ramp, or an interior ramp, or a buzzer to summon a portable ramp, etc; now

**Therefore, be it resolved** that CB#2, Man. recommends denial of this application because it clumsily solves one solution while creating many more.

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**6 - LPC Item: 317 West 11th Street** (Washington/Greenwich) – Greenwich Village Historic District  
A Greek Revival style rowhouse built in 1845 and later altered.  
Application is to alter the entrance and areaway and construct a stoop, construct a rooftop bulkhead, reconstruct an existing rear extension, and excavate the rear yard.

**Whereas**, the reintroduction of a stoop with its wrought-iron railing, as well as the work on the entrance and areaway, are commendable, but

**Whereas**, we feel that the finial on top of the newell post is not correct, and needs something like a pineapple or similar appropriate ornament; and

**Whereas**, the bottom step of the stoop should be rounded, and not straight, as is proposed; and

**Whereas**, the rooftop bulkhead is barely visible, which we appreciate; and

**Whereas**, we approve the cellar and rear yard excavation, but

**Whereas**, instead of the underpinning method proposed, we would prefer that the excavation begin a few feet away from the foundation wall, following the principle of the *angle of repose*, in order to more thoroughly protect the foundation of the adjacent historic buildings; and

**Whereas**, just because the tea porch is not original, it does not mean that it is without historical importance and unworthy of preservation. We feel that the rear facade should be restored to an appropriate period; and



**Whereas**, the proposal will destroy much of the historical rear facade, its tea porch, and the original window openings and masonry on the second floor, replacing these elements with a structure without reference; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of the work on the front, but suggests a pineapple or appropriate ornament on top of the newell post, and a rounded bottom stair for the stoop; and

**Further**, recommends against the destruction of the tea porch, not to mention removal of the original material and configuration of the second floor, and

**Further**, approves the excavation of the rear yard and cellar, but respectfully suggests that it be done away from the adjacent foundation wall, mindful of the angle of repose, and.

**Further**, bemoans the proposed installation of impervious pavers in the backyard, which are not historic and which remove irreversibly what a backyard in Greenwich Village should consist of: soil, trees and vegetation.

Vote: Unanimous, with 46 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on October 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**6 - LPC Item: 687B Greenwich Street** (Christopher/W10) – Greenwich Village Historic District  
A rowhouse designed by Proposition Architecture and built in 1987.  
Application is to construct a rooftop addition.

**Whereas**, we note that this proposed skylight is not organically part of the original structure, as most historic atelier skylights are. The north-facing, sloped skylight is an appropriate nod to a distinctive architectural feature of the district; and

**Whereas**, we appreciate the effort to reduce the visibility of the proposed bulkhead by chamfering its side.

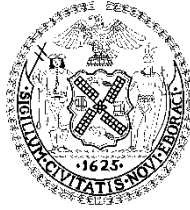
However, we feel that reducing the number of odd angles and extending the bulkhead along the length of the proposed skylight, thus better framing the skylight, would better reduce the visual clutter present in the current proposed design; and

**Whereas**, we suggest redesigning the new stair to the roof, so that the bulkhead is not as visible; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of this application, but suggests some tweaking, such as extending the bulkhead to frame the skylight in order to reduce the visible clutter, as well as redesigning the new stair so that the bulkhead is not as visible.

Vote: Unanimous, with 46 Board members in favor.

David Gruber, *Chair*  
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Terri Cude, *Second Vice Chair*  
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Dear Chair Srinivasan:

At its Full Board meeting on October 23, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**7 - LPC Item: 125 MacDougal Street**, aka 117-119 West 3rd Street - South Village Historic District Application is to install awnings, and to legalize façade alterations completed without Landmarks Preservation Commission permit(s)

**Whereas**, the awnings proposed are in style with the other awning on the building; and

**Whereas**, the paint color is not inappropriate; and

**Whereas**, the introduction of windows that replace a brick wall on the ground floor, although not completely in style with the building, nevertheless do not seriously detract from it; now

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

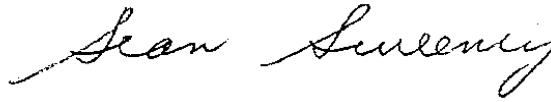
Vote: Unanimous, with 46 Board members in favor.

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

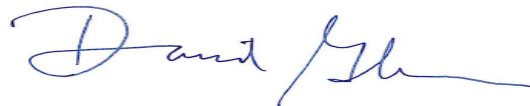
Sincerely,



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