

David Gruber, *Chair*
Bo Riccobono, *First Vice Chair*
Jo Hamilton, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Susan Kent, *Secretary*
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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 v Little Italy v SoHo v NoHo v Hudson Square v Chinatown v Gansevoort Market

November 21, 2014

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

Dear Chair Srinivasan:

At its Full Board meeting on November 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1 - LPC Item: 64 Wooster Street (Broome/Spring) – SoHo-Cast Iron Historic District

A warehouse building designed by E.H. Kendall and built in 1898-99.

Application is to install flagpoles and banners.

Whereas, we have been trying to reduce the size of large banners in the Cast-Iron Historic District, and the Commission has responded favorably by generally limiting signage to blade signs of 2 feet by 3 feet; and

Whereas, the applicant offered some examples of large banners in the district, but we suspect that many of them have been grandfathered or are illegal; and

Whereas, surely graduate students can find their way to a building without the need for a large banner to direct them; and

Whereas, we understand a national flag on a governmental building; but the proposed banner and flag are simply institutional branding, and do not serve a preservation purpose; and

Whereas, the large banner and flag draw undue attention to themselves and detract from the building and the historic district; now

Therefore, be it resolved that Community Board 2 recommends denial of this application since the proposed banner and flag serve a branding but not a preservation purpose, at the same time obscuring the building, and detracting from both the building and the district, given their placement on such a narrow street.

Vote: Unanimous, with 49 Board members in favor.

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



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

Dear Chair Srinivasan:

At its Full Board meeting on November 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

2 - LPC Item: 85 Grand Street, aka 75-87 Grand Street and 311/2 Greene Street - SoHo-Cast Iron Historic District

A neo- Grec style store and loft building designed by William Hume and built in 1872. Application is to alter the façade, replace steps, and install a barrier-free access lift.

Whereas, we encourage accessibility when it is mandated or needed; but the applicant has shown no mandate or other requirement that would trigger this application; and

Whereas, considering the physical limitations of buildings in historic districts, applicants must double their efforts to find alternative solutions that respect our designated districts; and

Whereas, we applaud the retention of the historical relic of the wooden shed leading to the interior elevator shaftway. Moreover, we feel that, despite the assertions of the applicant, the existing shaft way could contain an elevator cab that could be made handicap accessible, say, with a variance from the ADA, or some other creative solution; and

Whereas, the accessibility device proposed would not be ADA-compliant for a new building, so why have it here?; and

Whereas, we suggest that the applicant should rethink and come up with a better solution; now

Therefore, be it resolved that Community Board 2 recommends denial of this application, because it is not mandated by law or by immediate necessity, and, more importantly, because we believe that the applicant can come up with a more appropriate solution.

Vote: Unanimous, with 49 Board members in favor.

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



Antony Wong, *Treasurer*
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NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on November 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

3 - LPC Item: 259 West 10th Street, aka 607-701 Greenwich Street - Greenwich Village H.D.
A Romanesque Revival style warehouse designed by Martin V. B. Ferdon and built in 1892, with the upper floors rebuilt and redesigned c. 1978.
Application is to replace the entrance infill.

Whereas, we feel that the proposal is not sympathetic to this ground-floor, brick infill. A new entrance should use appropriate historical materials, and should not introduce modern, unsympathetic cementitious material; and

Whereas, we prefer wooden doors and transom-frame, instead of the glass doors with aluminum frames that are proposed; and

Whereas, we suggest removing the soffit but retaining the glass transom in the archway, and recommend that just the door alone be moved to the back of the entrance; now

Therefore, be it resolved that Community Board 2 recommends denial of this application.

Vote: Unanimous, with 49 Board members in favor.

David Gruber, *Chair*
Bo Riccobono, *First Vice Chair*
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NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on November 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

4 - LPC Item: 175 Sullivan Street (Bleecker/Houston) – South Village Historic District
A Modern style apartment building designed by Gene Kaufman and built in 2001-2006.
Application is to install canopies and signage and infill window openings.

Whereas, the bricking up of one of the windows is acceptable; but

Whereas, we don't like that the two elements for each address' numbers are so enormous and unaligned with each other. We suggest instead that the house-address numbers simply be integrated into the side of each canopy; and

Whereas, although the sign was approved in its current location, where it is contextual, moving it has negated that approval. So, if it is to be moved, fine; but it should be reduced in size to be proportional to the new space it occupies; and

Whereas, we prefer a 6-foot deep canopy, instead of the 8-foot deep canopy proposed. Downsizing it to the depth of the railing of the neighboring building would be visually more appealing; now

Therefore, be it resolved that Community Board 2 recommends bricking up the window; and, further, placing the house address on the edge of the canopy instead of using the large elements proposed; and, further, reducing the depth of the proposed canopy at the synagogue's entrance to align with the railing of the adjacent building.

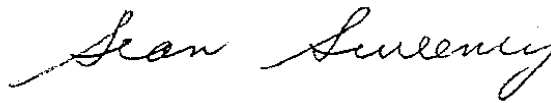
Vote: Unanimous, with 49 Board members in favor.

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/EM

c: Hon. Jerrold L. Nadler, Congressman
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
Alize Beal, CAU
Jenny Fernandez, Director of Government & Community Relations,
Landmarks Preservation Commission