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COMMUNITY BOARD NO. 2, MANHATTAN

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October 11, 2013

Robert B. Tierney, *Chair*
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that were vote on at the August Executive Committee meeting:

1ST LANDMARKS MEETING

1. Item:8-37 W. 10th St.-Greenwich Village Historic District
A Greek Revival style townhouse designed by Andrew Lockwood and altered in the 1920's.
Application is to excavate the areaway, alter the entrance, and enlarge a window.

Whereas, The doorway, door surround and transom, window infill, areaway, iron fence are to be restored generally to the condition of the tax photograph; and

Whereas, The doorway will be four steps down which is lower by three steps than the tax photograph depiction, and lower than the presumed original level of the areaway; and

Whereas, Comparable buildings in the neighborhood with a similar sunken entry and areaway as that proposed were shown; and

Whereas, There is no objection to the level of the door proposed and placing the stairs in the areaway; and

Whereas, The proposed excavation of the areaway and lowering of the door, while practical, has a negative impact on the overall facade, diminishes the doorway's impact and loses the grandeur of an important historic entryway.

Therefore be it resolved that the proposal, except for the diminutive doorway, be recommended for approval; and

Be it further resolved that the doorway be redesigned and scaled with more emphasis on an entryway suitable for a building of this size and era.

Vote: Unanimous, with 38 Board members in favor.

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

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that were vote on at the August Executive Committee meeting:

2. Item: 9-133 W. 12th St.-Greenwich Village Historic District

A transitional late Greek Revival/Italianate style rowhouse built in 1851. Application is to construct a rooftop addition and modify a rear yard addition.

Whereas, the top floor is being extended toward the front with a sloping skylight and a newly built bulkhead above the existing top floor room, neither of which is visible from a public thoroughfare and is nicely set between the existing taller buildings; and

Whereas, a new railing will be installed at the back of the newly constructed roof deck; and

Whereas, The existing rear basement and parlor floor are extended beyond the upper floors and it was asserted by the applicant to be original; and

Whereas, the top floor windows are proposed to be casement windows to replace the existing non-original double hung windows, and

Whereas, the correct original windows for the house is double hung sash windows, and

Whereas, the proposal is for a fixed glass in oak frames at the parlor floor level for almost the entire width of the house and French doors that are almost the entire width of the house at the basement level; and

Whereas, the upper floors are proposed to have the original varied red brick whitewashed and a dark, smooth, contemporary brick is proposed for the surround on the parlor and basement floors, neither of which has any historical precedent nor is harmonious with the building; and

Whereas, the wood and large, fixed glass surrounded by contemporary brick with double height space presents an excess of glass which resembles a commercial building and is without historical context and is not harmonious with the building.

Whereas, the design of the rear facade does not articulate the floor level of the parlor floor nor does it reference or respect the three bays of windows original to all such buildings and still existing above the parlor floor; now

Therefore be it resolved that approval of the top floor and roof proposals be approved, and

Be it further resolved... that the use of casement windows and the treatment of the rear facade be denied; and

Be it further resolved that the proposal for the rear facade, including the whitewash on the upper floors and the facade of the basement and parlor floors be denied.

Vote: Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that were vote on at the August Executive Committee meeting:

2ND LANDMARKS MEETING

3. 29 Greene St.-SoHo-Cast Iron Historic District

A store building designed by J. Webb & Son and built in 1877-78.

Application is to construct a five-story addition, remove a loading dock, and install new storefront infill.

Whereas, the building was constructed as four stories and the top two floors were destroyed by a fire sometime after 1947 and before historic district designation; and

Whereas, the remaining two lower floors are well preserved in or close to their original design, and

Whereas, the streetscape is unusual, and perhaps unique in the district, in that the entire block has original loading docks or full width steps intact, and

Whereas, the proposal is to add three floors crowned by a cornice to a height of 63 feet on the street wall, and respects historical design of a typical SoHo cast iron building, and

Whereas, the proposal is to build a penthouse clad in a modular cement panel system, windows to be framed in metal and set back 15'-0" from the street facade, thereby bringing the total overall height of the building including the penthouse to 75'-0", and

Whereas, the cornice design resembles the examples of this style building in the area and on the neighboring adjacent buildings, and

Whereas, a balcony, believed to be a surviving portion of the original fire escape is to be remain, and

Whereas, the building will be painted in off-white with details painted gray, and

Whereas, a new brick party wall and the penthouse are minimally visible from any public thoroughfare and the stair bulkhead and elevator overrun are not visible, and

Whereas, the proposed new window openings and overall design of the upper floors will replicate the design on the existing to remain second floor, and

Whereas, the proposal is to demolish the historic loading dock and to replace in the area of the removed loading dock footprint -new vault lights in metal frames set in concrete (the applicant assured the committee that it will duplicate the historic installation of the glass vault lights typical in SoHo), and

Whereas, the three storefront openings will have infill of three doors: one to the upper floors staircase, one to access the ground floor retail space, and the third door to access the street from the cellar stairs, and

Whereas, the lower portion of the facade- now visible because the loading dock is removed, will have the existing cast iron pilasters supported by new cast iron plinth blocks resolving the gap between the existing pilasters and the sidewalk level, and

Whereas, the applicant asserts that the removal of the loading dock and lowering of the entrance level is the only solution to make the building ADA compliant with the proposed new use, and

Whereas, the glass transoms in the three ground floor bays will be restored to their original openings and configurations, and

Whereas, members of the community, both individuals and the President of a cooperative building on the block speaking for the shareholders submitted testimony in person and by email which uniformly opposed the removal of the loading dock and level change of the ground floor entrance, resulting in the loss of the unique and homogeneous street scape of this block, and furthermore some individuals opposed the proposal of the additional floors,

Therefore be it resolved that the general restoration of the facade, the additional three floors, the historically correct cornice and penthouse be recommended for approval, and

Be it further resolved that, because the change of use of the building is a self-created hardship with respect to the necessity of removing loading dock and that the removal of the loading dock be denied, and

Be it further resolved that, in the event that the Commission approves the removal of all or part of the loading dock, that the ground floor design proposal be approved.

Vote: Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that were vote on at the August Executive Committee meeting:

4. 158 Crosby St.-NoHo Historic District. A neo-Greek style store and loft building built in 1880-1882. Application is to install a canopy and doors.

Whereas, the building is located between Bleecker and Houston Streets and is the rear entrance and facade of a building that extends through the block to Broadway; and

Whereas, the entrance is now used as a secondary entrance for the tenant who occupies the entire building; and

Whereas, the applicant's proposal is to install a painted steel canopy that replicates the canopy the previously approved for the same building at its Broadway entrance; and

Whereas, a new glass transom replicating the previously approved transom on the Broadway facade is to be installed; and

Whereas, metal panel doors will be installed to match the existing doors in the north end of the rear facade; and

Therefore be it resolved that the application be approved; and

Be it further resolved that although it is not part of the application, the removal of the non-historic, and no longer used roll down gate adjacent to the new canopy be remove in order to improve the overall appearance and unify the character of this facade.

Vote: Unanimous, with 38 Board members in favor.

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

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

5 - LPC Item:27 - 19 East Houston Street -

SoHo-Cast Iron Historic District

A vacant lot. Application is to construct a new building.

Whereas, the proposed building is on a unique, triangular site and is significantly and prominently located as the "gateway" to the SoHo historic district; and

Whereas, while the proposed building has two elevations (Crosby Street and Houston Street) and is appropriate in its overall massing; and

Whereas, the choice of materials and detailing of the glass brick Crosby Street facade with inoperable rectangular windows and without height variations in size from the second through sixth floors is clearly not referencing the historic district; and

Whereas, the choice of materials, design and detailing of the Houston Street facade is presented as having six bays of a double height colonnade to the east. When asked about a SoHo precedent for the proposed double height columns, the architect stated that this is seen elsewhere in the district, specifically mentioning 478 Broadway. 478 Broadway does not have a double height first floor, but rather, the building is designed with a distinct articulation between the two floors, unlike the elevation of Houston Street (apparently designed to better serve the retail needs for open exhibition as mentioned by the applicant); and

Whereas, the Houston Street floor plate to the west is the tapering tip of the triangular lot and makes productive use of the apex-space on Broadway difficult, and while the ground floor on Houston Street is proposed to house a tiny retail business, the upper four stories will not be utilized by the upper-floor retail or office space to be built on the site. It will be vacant and have no floors. This atrium type space

suggests it could be used to place electronic or other types of advertising signage. Since the Landmarks law cannot control anything past 18 inches behind the glazing, this could turn the Broadway corner, the gateway to SoHo, into something looking like Times Square; and

Whereas, while past LPC permits for adjacent buildings have clearly stated (*see LPC COFA 07-7900; 599-601 Broadway, 05/14/2001 & Permit Denial 05-2016; 600 Broadway, 11/23/2004*) that it is important not to overwhelm either "The Wall" sculpture across the street from this lot, nor the neighboring buildings and LPC has also emphasized the need to minimize advertising in this immediate vicinity; and

Whereas, the design of the proposed building with a 17,000 sf facade rising 6-stories with 90%+ open glass at the key entry to SoHo would overwhelm everything in the vicinity. The building is virtually all transparent or translucent glass and light emitting from within combined with the retail/office occupancy would likely result in a building glowing 24/7. This building will set a terrible precedent regarding what is "appropriate" for SoHo; and

Whereas, the presentation discussed "motion" as a design influence and the design decisions would result in a building surface wildly and erratically reflecting cars and their lights especially because the Houston Street facade has glass "fins" never before seen in this neighborhood; and

Whereas, this extremely congested pedestrian corner has a subway station as well as continuous ventilation grating relocated onto the already narrow sidewalk (*Note: The subway grating currently exists within the triangular lot, but the applicant's plan shows that the intention is to move that ventilation grating from the interior of the site to the exterior sidewalk, which also faces onto a bus stop running nearly the full length of this block front*); and

Whereas, the current subway entrance/exit will remain, and it was mentioned they intend to put LCD color lighting on the wall surrounding the subway entrance. The applicant indicated it would be "artistic"; and

Whereas, the entranceways along both Crosby St. & Houston St. are shown as minimally recessed, so that when the doors are open they will extend past the property line into space of the already narrow public sidewalk; and

Whereas, the large community attendance to this presentation and the overwhelming negative response by those who spoke (as well as, the many written letters from the SoHo community strongly and without redemption expressed opposition to the design); and

Therefore, be it resolved that Community Board 2 vehemently opposes this application due to:

- the massive and disproportionate ratio of glass to facade;
- the six bays of double height colonnade at the eastern portion which has no historic precedent in the district (despite the false claim by the applicant that 478 Broadway has such a double height);
- the potential for massive internal illuminated advertising signage in the unused portion of the triangle's apex;
- the potential for illuminated visual pollution emanating out of so much glass;
- the illuminated LCD color display at the subway entrance will most likely be advertising- not art;
- the lack of recess at the portals which will cause the doors, when open, to block the already narrow, congested sidewalk; and further

Be it resolved that CB 2 requests that the Commission support the massive SoHo community outcry to deny this proposal and request that the building be drastically redesigned to reflect and respect the historic architecture of this cast iron district.

And be further resolved that the committee respectfully requests that LPC continue to place strict restriction on any modern, glaring signage that is both unwelcome and distracting in the historic district.

Vote: Unanimous, with 38 Board members in favor

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Jo Hamilton, *Second Vice Chair*
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Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

6- LPC Item:27 - 560 Broadway (s.e. Houston) - (NO SHOW)

SoHo Cast-Iron Historic District

A store building designed by Thomas Stent and built in 1883-84. Application is to alter the facades, replace storefront infill, install a canopy, flagpoles, steps, and signage.

Whereas the Landmarks Preservation Commission's publication *The Certificate of Appropriateness Public Hearing: Information for Applicants* states that "applicants are strongly encouraged to contact the Community Board to arrange for review of the proposal before the public hearing"; and

Whereas the applicant did not contact the Community Board or appear before the Landmarks Committee to present this application; now

Therefore, be it resolved that CB 2 recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 38 Board members in favor

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Jo Hamilton, *Second Vice Chair*
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One Centre St., 9th Floor North
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Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

7 - LPC Item:28 -158 Lafayette Street -

SoHo Cast-Iron Historic District

A Queen Anne style store and loft building, designed by F. & W. E. Bloodgood and John B. Snook & Sons, and built in 1889-90. Application is to alter the ground floor and install storefront infill.

Whereas, the building is an L-shaped property with two facades- the longest is on Lafayette and this proposal is limited to the Lafayette facade; and

Whereas, the proposed work is to unify and open up areas of the ground floor that have been bricked up and remove the existing light fixtures with no new exterior lighting proposed; and

Whereas, new store infill includes new transoms, windows, doors and bulkheads with new raised paneling painted green to match the existing; and

Whereas, the proposed work is an improvement, the community unilaterally expressed concern regarding the excessive signage indicated on the drawings. The applicant assured us that the signage would be submitted to LPC under a separate application; and

Therefore, be it resolved that Community Board 2 recommends the approval of this application, but does not approve the excessive amount of signage as presented.

Vote: Unanimous, with 38 Board members in gfavor

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Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

8 - LPC Item: 29 - 31 Bond Street - (NO SHOW)

NoHo Historic District Extension

A Renaissance Revival style store and loft building designed by De Lemos & Cordes and built in 1888-1889. Application is to alter the ground floor, install storefront infill and canopy, remove the rear shaft extension, install new windows, and construct a rooftop addition.

Whereas the Landmarks Preservation Commission's publication *The Certificate of Appropriateness Public Hearing: Information for Applicants* states that "applicants are strongly encouraged to contact the Community Board to arrange for review of the proposal before the public hearing"; and

Whereas the applicant did not contact the Community Board or appear before the Landmarks Committee to present this application; now

Therefore, be it resolved that CB2 recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

9- LPC Item: 30 - 75 Varick Street (n.w. Canal) - Holland Plaza Building –

Individual Landmark

A Modern-Classical style manufacturing building designed by Ely Jacques Kahn and built between 1929 and 1930. Application is to install rooftop mechanical equipment.

Whereas, the proposal is to add mechanical equipment on this tall building's roof where there already is a significant amount of other mechanical equipment; and

Whereas, the new regulations that require equipment to be raised up above street level to avoid flood damage will encourage more applications similar to this; and

Therefore, be it resolved that Community Board 2 recommends approval of this application and respectfully requests that LPC study this design problem with the intent to develop preferred solutions to enclose or camouflage roof top equipment.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

10 - LPC Item:31 - 61 7th Avenue South, aka 284-286 Bleecker Street -

Greenwich Village- Historic District Extension II

Two row houses originally built in 1832 and altered extensively. Application is to alter the ground floor, install new storefront infill and signage.

Whereas, the existing conditions of this prominent corner have been unsympathetically altered before designation and is not in keeping with the Greenwich Village historic district; and

Whereas, the proposed improvements include an applied stained wooden cornice/ band above the first floor that would help unify the mismatched current building facade(s), a unified stucco treatment in a terra cotta color, plus new iron work on the doors, a new improved vertical signage band the replaces the existing, and repainting the iconic margarita three dimensional sign; and

Whereas, this proposal is a significant improvement over what is there now and while most of the committee members are fine with the iconic margarita glass, two board member suggested that this sign be removed because it is not appropriate to this neighborhood; and

Whereas, the committee agreed that the proposal is a great improvement over what is there now, the presentation lacked design details that would be good to have as part of this review; and

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

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

11 - LPC Item:32 - 70 Charles Street-

Greenwich Village Historic District

An Italianate style row house built in 1861. Application is to alter the rear facade, construct a rooftop addition, and alter the stoop.

Whereas, this building is part of a row of three and the proposal is to improve the rise and run of the existing front facade stoop stair; and

Whereas, the application is to construct a roof top addition that is somewhat visible and could easily be modified to be less visible similar to the existing bulkhead; and

Whereas, the renovation of the rear facade with steel French doors and spiral stair to the garden level is modifying the historic openings, but because there is no "donut" and the narrow rear yard and obtuse angle needed to view the rear facade makes it virtually impossible to see; and

Therefore, be it resolved that Community Board 2 recommends the roof top addition be modified to be less visible and otherwise approvals of this application.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

12- LPC Item:33 - 307 West 4th Street -

Greenwich Village Historic District

A Greek Revival style row house built in 1835. Application is to alter window openings and modify a bulkhead.

Whereas, the proposed modifications to the windows on the upper level are not historic, the width is the same as the windows below and unifies the rear facade; and

Whereas, the proposed bulkhead is so modified that it is now visible; and

Therefore, be it resolved that Community Board 2 recommends the roof top addition be modified to be less visible and otherwise approvals of this application.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

13 - LPC Item:34 - 45 West 9th Street -

Greenwich Village Historic District

An Anglo-Italianate style row house built in 1854. Application is to legalize facade work done in non-compliance with Certificate of No Effect 11-9815

Whereas, the applicant presented the work that is in violation as an unfortunate accident and that they tried to use qualified contractors; and

Whereas, while the committee had sympathy to the unfortunate situation presented by the home owners, the resulting poor quality of work is an eye sore; and

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

Vote: Unanimous, with 38 Board members in favor.

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



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

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October 11, 2013

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

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

14 - LPC Item:35 - 121 West 10th Street-

Greenwich Village Historic District

A building built in 1954. Application is to legalize the installation of windows and an awning without Landmarks Preservation Commission permits, and to paint the facade.

Whereas the Landmarks Preservation Commission's publication *The Certificate of Appropriateness Public Hearing: Information for Applicants* states that "applicants are strongly encouraged to contact the Community Board to arrange for review of the proposal before the public hearing"; and

Whereas the applicant did not contact the Community Board or appear before the Landmarks Committee to present this application; now

Therefore, be it resolved that CB2 recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 38 Board members in favor.

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



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

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

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

15 - LPC Item:36 - 9th Avenue, between Gansevoort and West 15th Street-

Gansevoort Market Historic District

A street grid, including part of the c. 1790 irregular street pattern and the 1811 street grid plan.

Application is to install curbing, paving, raised pedestrian plazas, planting beds, benches, and lighting.

Whereas the Landmarks Preservation Commission's publication *The Certificate of Appropriateness Public Hearing: Information for Applicants* states that "applicants are strongly encouraged to contact the Community Board to arrange for review of the proposal before the public hearing"; and

Whereas the applicant did not contact the Community Board or appear before the Landmarks Committee to present this application; now

Therefore, be it resolved that CB2 recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 38 Board members in favor.

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



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

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

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

16 - LPC Item: Budget Priority

Whereas, due to the increasing number of historic districts and individual landmarks, the Commission needs additional enforcement personnel to monitor compliance; now

Therefore, be it resolved that Community Board 2 recommends approval.

Vote: Unanimous, with 38 Board members in favor

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



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

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

17 - LPC Item: 16 - 9th Avenue, between Gansevoort and W. 15th St.- Gansevoort Market H.D.
Application is to install curbing, paving, raised pedestrian plazas, planting beds, benches, and lighting.

Whereas, the removal of the bollards is an improvement; and

Whereas, the roadway work associated with the infrastructure repairs is acceptable, but only if the DOT retains the substantial amount of the original cobblestones that the agency promised it would, some 70%; but

Whereas, the other elements proposed, lighting fixtures and benches, are generic street elements found throughout the city in non-historic districts and do not reflect the special history and sense-of-place that is characteristic of the Meat Market; and

Whereas, the planters are more evocative of a suburban shopping mall. Who would put greenery in a meat market? Each is antithetical to the other; now

Therefore, be it resolved that Community Board 2 recommends approval of the roadwork, curbing and paving with original cobblestones, but recommends that more historically appropriate benches and lighting fixtures be used, and recommends denial of the ludicrous concept of greening a Meat Market with planting beds.

Vote: Unanimous, with 38 Board members in favor

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



Antony Wong, *Treasurer*
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October 11, 2013

Robert B. Tierney, *Chair*
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

18 - LPC Item: 529 Broadway (n.w. Spring) - SoHo Cast-Iron Historic District

A warehouse built in 1936.

Application is to demolish the building and to construct a new building. Zoned M1-5B

Whereas, numerous residents and businesses of nearby buildings attended to voice concern over the visibility of the penthouse, the aesthetics of the proposed building, and possible damage to their buildings from such a large-scale construction project; and

Whereas, the existing building is not a significant building within the historic district; and

Whereas, the proposed building is thoughtful and creative, with a valid rationale and an architectural synthesis of the historic with the new; and

Whereas, the proposed building is not irrelevant or disrespectful of the historic district; and

Whereas, it respects the street wall and rhythm of the columns, so iconic to the Cast-Iron District; and

Whereas, it may be gimmicky, but it is subtle; and

Whereas, although the applicant claims that the penthouse would only be visible from west of Mercer Street, we urge the Commission to be sure that is correct before approving the addition; now

Therefore, be it resolved that Community Board 2 recommends approval of the demolition.

Vote: Unanimous, with 38 Board members in favor.

And, further, be it resolved, recommends approval of the application to construct the new building.

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



Antony Wong, *Treasurer*
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October 11, 2013

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

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

19 - LPC Item: 31 Bond Street (Bowery/Lafayette) - NoHo Historic District Extension

A Renaissance Revival style store and loft building designed by De Lemos & Cordes and built in 1888-1889.

Application is to alter the ground floor, install storefront infill and canopy, remove the rear shaft extension, install new windows, and construct a rooftop addition. Zoned M1-5B.

Whereas, this proposal for the ground-floor infill would destroy the historic symmetry and proportion of the building in order to create a large display window for merchandise.

Specifically, there is too much glass, and the bulkhead below the glazing is minimal, an inch or two, whereas the existing bulkhead at about two feet in height reflects the traditional style of the district's storefronts. The proposed infill does not relate to the building or the neighborhood; and

Whereas, the proposal would also destroy the charming arched transoms for no good reason. These transoms reflect the arched windows of the second floor and are certainly historic, and likely original; and

Whereas, we ask the applicant and the Commission to provide clear examples of canopies in this historic district, because we can think of none. Thus the proposed canopy is an anomaly and should be denied; and

Whereas, the existing windows have a charming eccentricity and, because of that, the uniformity of the windows that are proposed are not an asset; but

Whereas, the rear facade work is acceptable and the rooftop addition is not visible; now

Therefore, be it resolved that Community Board 2 strongly recommends denial of the proposed storefront infill because it replaces an appropriate storefront with one completely out of character with the building and the district; recommends denial of the historically anomalous canopy; and recommends retaining the existing windows with all their charming eccentricity; but, further,

Be it resolved that Community Board 2 recommends approval of the work proposed for the rear facade and approval of the rooftop addition.

Vote: Unanimous, with 38 Board members in favor

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



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

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October 11, 2013

Robert B. Tierney, *Chair*
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

20 - LPC Item: 623 Broadway aka 190 Mercer Street - NoHo Historic District
Application is to install signage.

Whereas, the proposed signage and lighting are tasteful, do not draw undue attention, and will not detract from the building; now

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

Vote: Unanimous, with 38 Board members in favor.

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



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

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

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

21 - LPC Item: 90 MacDougal Street (Houston/Bleecker) - MacDougal-Sullivan Gardens H.D.

A Greek Revival style rowhouse built in 1844 and altered in the neo-Federal style in the 1920s by Francis Y. Joannes and Maxwell Hyde.

Application is to paint the facade and refinish the front door and window sash. Application is to paint the facade and refinish the front door and window sash.

Whereas, the color proposed to re-paint the facade, Benjamin Moore's *Inspired Purple*, inspires us to voice affirmation of the proposal; now

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

Vote: Unanimous, with 38 Board members in favor.

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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Robert B. Tierney, Chair
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One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

22 - LPC Item: 2 Fifth Avenue - Greenwich Village Historic District

A brick apartment house designed by Emery Roth & Sons and built in 1951-52.

Application is to alter the driveway and entry courtyard.

Whereas, replacing the piers supporting the canopy, as well as replacing old marble with new, will restore the courtyard's fading appearance; and

Whereas, the new, wider concrete walkway with its new pavers will do likewise; now

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

Vote: Unanimous, with 38 Board members in favor.

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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October 11, 2013

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

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

23 - LPC Item: 425 6th Avenue - Jefferson Market Library - Greenwich Village Historic District
A High Victorian style courthouse designed by Frederick Clarke Withers and Calvert Vaux and built in 1874-77, and later altered in 1967 by Giorgio Cavaglieri.
Application is to replace entrance infill, modify window openings and install a ramp.

Whereas, the proposal opens up the interior lobby and gives more space to the exterior landing, and will not detract from the building; and

Whereas, the creation of new doors for the handicap ramp, although it destroys some historic material, is very respectful and skillfully done; now

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

Vote: Unanimous, with 38 Board members in favor.

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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October 11, 2013

Robert B. Tierney, *Chair*
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

24- LPC Item: 30 Perry Street (7th Ave) - Greenwich Village Historic District
A Greek Revival style rowhouse built in 1845.
Application is to construct rooftop and rear yard additions. Zoned R6, C2-6

Whereas, the window replacement will improve the building, and the penthouse is not visible from the street; now

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

Vote: Unanimous, with 38 Board members in favor.

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



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

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October 11, 2013

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

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

25 - LPC Item: 271 West 10th Street (Greenwich.Washington) -Greenwich Village H.D. Extension
A vernacular style stable building designed by Charles H. Richter, Jr. and built in 1911.
Application is to construct a rooftop addition, alter the front and rear facades, replace windows and doors, and excavate the cellar. Zoned C1-6A

Whereas, restoring the multi-pane windows, removing the AC sleeves and patching them up with brick, as well as the restoration of the stable doors to their original configuration, are welcomed. However, we urge the applicant to take all measures necessary to preserve the ghost signage on the front facade; but

Whereas, nearby neighbors testified that they are concerned that the cellar excavation will affect their buildings, particularly since initial probings have already disturbed the adjacent 1832 building; and

Whereas, the proposed penthouse will be quite visible, failing to meet the requirement of minimal visibility; and

Whereas, the work on the rear will remove historic materials; now

Therefore, be it resolved that Community Board 2 recommends approval of the proposal for the front facade; but, further,

Be it resolved that the Board recommends denial of the request for the penthouse, since it will be quite visible - not minimally visible; and, further, that its construction necessitates the excavation of the cellar, which could damage adjacent fragile buildings.

Vote: Unanimous, with 38 Board members in favor.

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



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

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

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

26 - LPC Item: 270 Bleecker Street - Greenwich Village Historic District Extension II

A Federal style rowhouse built in 1834, altered in the Italianate style in 1868-69, and altered again in 1889 and 1926 with the construction of the storefront.

Application is to legalize the installation of condenser units without LPC permits.

Whereas, while we usually discourage removal of historic materials, this proposal will improve the appearance of that side facade of the commercial ground floor; now

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

Vote: Unanimous, with 38 Board members in favor

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



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

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October 11, 2013

Robert B. Tierney, *Chair*
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

27 - LPC Item: 30 Gansevoort Street, aka 649 Hudson Street - Gansevoort Market Historic District
A garage building designed by Ralph J. Chiaro and built in 1982.
Application is to legalize the installation of a vinyl covering on the front facade without LPC permit(s).

Whereas, it is about time that pop-up stores respect the historic neighborhoods they are popping up in:
and

Whereas, completely wrapping this landmarked building from top to bottom in gaudy, yellow vinyl, ignoring the permitting process, is unconscionable and an exercise in corporate abuse; now

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

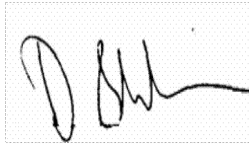
Vote: Unanimous, with 38 Board members in favor.

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. Scott M. Stringer, Man. Borough President
Hon. Christine C. Quinn, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Pauline Yu, Manhattan Director, CAU
Jenny Fernandez, Director of Government & Community Relations,
Landmarks Preservation Commission