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COMMUNITY BOARD No. 2, MANHATTAN

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October 1, 2009

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 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

I. 565 Broadway a/ka/ 86 Prince St. – SoHo Cast Iron Historic District.

An Italianate style store & dwelling designed by John Kelliam & built in 1859-60.

Whereas, this building of two sections 5 stories and 3 stories high, currently in commercial use, will have the ground floor converted to a Victoria's Secret outlet, and

Whereas, the applicant intends to remove the existing awnings and paint the exposed louvers dark blue, and

Whereas, the proposed signage will be a large "PINK" above the main door, with indirect illumination and small signs at the bottom of the windows without illumination except that from within the store and

Whereas, the only other signage will be a 2' x 2' blade sign at the corner of the building 10' above the ground, and

Whereas, the windows will be further decorated with two narrow gold bands surrounding the edges of the windows,

Therefore, be it resolved CB#2, Man. recommends approval of the proposed changes for 565 Broadway provided the blade sign is attached to the mortar rather than into the fabric of the building.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2. 488-490 Broadway – E.V. Houghwout Building, Individual Landmark, SoHo Cast Iron Historic District.

An Anglo-Italianate style store & loft building designed by J.P. Gaynor & built in 1857. Application is to paint the building and install signage.

Whereas, the applicant intends to remove the present awnings and replace the one over the door with a glass canopy and install a blade sign 2' x 3' in size, 10' above the sidewalk, and

Whereas, in order to distinguish the commercial space from the balance of the building, the applicant proposes to paint the first floor façade black with grey trim, and

Whereas, the applicant also proposes 4" logos on the glass windows, and

Whereas, for the non-commercial part of the building, the applicant proposes another canopy 5'9" x 40" with only the address of the building, and plans to restore the existing clock,

Therefore, be it resolved CB#2, Man. opposes the color change on the first floor of the building at 488-490 Broadway, an individual landmark, unless the applicant can prove that the building was not all one color originally, and

Be it further resolved, CB#2, Man. opposes the glass canopies, finding them too modern for this lovely 1857 building and but has no objection to the blade sign proposed provided the size is what is permitted in this Historic District.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3. 11 Fifth Ave, - Greenwich Village Historic District.

A brick apartment building built in 1956. Application is to establish a Master Plan governing the future installation of terrace enclosures.

Whereas, this building, the Brevoort, proposes to unify the building by requiring Co-Op owners who wish to enclose their balconies to follow the design criteria which will be included in and part of the Co-Op agreements, with the new windows having silver colored frames and divided into either 3 or 4 panels depending upon the location of the balconies, and

Whereas, this would create, over time, a unified look to this major Fifth Avenue building,

Therefore, be it resolved CB#2, Man. recommends approval of this application for 11 Fifth Ave.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4. **1-9 West 3rd Street – NoHo Historic District** There seemed to be major confusion about this application. The application, as forwarded to CB#2, seems to involve the whole block, with addresses 1-9 West 3rd St., aka 2-14 West 4 St, 248-256 Mercer St., 683-397 Broadway.

The applicant who appeared before our meeting was the tenant for the restaurant at 1-9 West 3 St. who was concerned with certain changes to his restaurant frontage. Therefore, our comments deal only with what was presented to us at our Landmarks meeting.

Whereas, the applicant would like to change the flag on the 5' pole with his own flag 4' x 6' in size, and

Whereas, he would like to install a neon sign advertising his restaurant, replacing the existing sign, and

Whereas, he would also like to install a menu box on the window, and

Whereas, he would like to install two small lamps on the façade of the building, and

Whereas, before he took over the premises, the windows on his area had already been changed and he was not responsible for the present ones,

Therefore, be it resolved, CB#2, Man. feels that the current windows are fine, and has no objection to the two newly proposed lamps for the façade of the building, and no awnings are planned, but

Be it further resolved, CB#2, Man. feels that the flag pole is causing damage to the building, strongly opposes the neon sign, feels that the menu box should be located no less than 18 inches from inside the store glass outside, and feels that the flag should either be eliminated or reduced in size for this restaurant space at 1-9 West 3rd St.

Vote: Passed, with 34 Board members in favor and 2 abstentions (S. Ashkinazy and Z. Jones).

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Dear Chairman Tierney:

At its Full Board meeting on September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5. 151 West 13 St. – Greenwich Village Historic District A Greek Revival style house built in 1847-48. Application is to excavate & construct a rear yard & rooftop addition.

Whereas, the proposal is to construct a solar panel roof above the current roof on this building, set back from the front of the building and at an angle so that it will not be visible from the street, and

Whereas, the proposal also included extending the building an additional 1' further into the yard than the adjacent buildings, and since it will be a multiple dwelling, a second means of egress is required, and this will be accomplished with a fire escape on the rear of the building extending an additional 5' out from the rear of the building, and

Whereas, the excavation mentioned in the LPC application was already done some time ago and is not on the calendar for this hearing, and

Whereas, the extension to the rear of the building and on the roof will be brick with steel windows and black trim, and the fire escape will also be painted black, and

Whereas, at least 5 neighbors took the time to come to the meeting to express their concern about the proposed work on this building,

Therefore, be it resolved CB#2, Man. has no objection to the rooftop addition at 151 West 13 St., but

Be it further resolved, CB#2, Man. does not feel the rear addition is appropriate since the building is original except for the first floor.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2ND LANDMARKS MEETING

1. 38 West 10 St. – Greenwich Village Historic District.

An Anglo-Italianate style rowhouse, attributed to the architect James Renwich, Jr. & built in 1856. Application is to install ironwork at the areaway.

WHEREAS this building is part of a row of similar buildings built about the same time by the same architect, and the present fence is not in keeping with the others in this row, and

WHEREAS the proposal is to erect new fence work in keeping with the others in this row, and

WHEREAS the proposal calls for a new fence between the front lawn and the pathway to the garbage area in front of the building, a fence separating the garbage area from the entrance to the lower floor in the building, new fences at the lot lines between this lot and the two adjacent lots and a new fence at the front lot line of this lot, plus gates for entry to both the front entrance and the entrance to the lower level, and

WHEREAS the fence posts will be set on brownstone bases, and the bluestone on the paths will be restored or replaced,

THEREFORE BE IT RESOLVED CB#2, Man. recommends approval of this application for 38 West 10 St.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2. 21-27 9th Ave. – Gansevoort Market Historic District.

A row of four Greek Revival rowhouses, built circa 1844-1846 & altered in the 1880s & 1920s. Application is to construct a rooftop addition, alter a canopy, & install new storefront infill & signage.

WHEREAS this proposal is for a row of three three-story rowhouses and a three story corner building in poor condition, with the windows blocked up since 1940, broken lintels, and a faded wall sign on the 13th St. side of the corner building, and

WHEREAS the application is to restore the facades, replace the boarded up windows with double-hung windows on the upper floors, change the window openings on the 13th St. side to wider shop windows and install new doors, a vast improvement over the current conditions, and

WHEREAS it is proposed to repair the existing canopy and extend it to cover all of the buildings except the corner building, with three signs suspended from the canopy and

WHEREAS the plan is to have a new painted sign in the area which now has the faded wall sign on 13th Street, and

WHEREAS the corner building has a one story addition behind the building on 13th St. for a rear entry to the building, it is proposed to fill in a similar area on the other three building, but the full height of those buildings, for an elevator and connection between the structures, and

WHEREAS a rooftop addition is also planned for the three buildings but not including the corner building, a glass front one story structure framed by steel dividers to indicate the individual buildings, the addition to be set back 15' from the Avenue and 20' from 13th St. The addition will be visible, but the impact will be reduced when taller building behind them which has already received Landmarks approval is constructed, and

WHEREAS the proposal also calls for a glass fence along the front edge of the top floor, and

WHEREAS there was opposition to the rooftop addition and its style from a representative from the West Village, but it was pointed out that the addition would be permitted by the zoning and the only question was its design,

THEREFORE BE IT RESOLVED CB#2, Man. recommends approval of the façade changes and the extension of the canopy, but does not approve of the rooftop addition on the three buildings. However, if it is approved, we would suggest more detailing on the 3 sets of glass panels to echo the buildings below, and

FURTHER BE IT RESOLVED CB#2, Man. recommends that the glass fence at the edge of the façade be set back 6 feet so it would not be visible from the street, and

BE IT FURTHER RESOLVED CB#2, Man. believes that the Landmarks Commission should require that if the painted wall sign is reinstated, it and the other signs proposed should be only for on-site tenants and not a billboard for other uses or advertisements.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

74 Grand St. – SoHo Cast Iron Historic District.

A neo-Grec style loft building designed by George DaCunha & built in 1886. Application is to demolish the building & dismantle & store the cast iron façade for future reinstallation.

WHEREAS because the building at 72 Grand St. was demolished, substantial damage was done to this building such that it had to be braced, and it has now been condemned by the Dept. of Buildings and HPD, and

WHEREAS the proposal is to demolish the building as quickly as possible but to dismantle the façade and other salvageable parts of the building, including the existing vaults and fire shutters on the rear of the building, and retain them for re-use, stored securely on site after the building is demolished, and

WHEREAS in response to a concern voiced by several of the neighbors, they were assured that the nearby buildings would be monitored for any problems or damage,

THEREFORE BE IT RESOLVED CB#2, Man. recommends approval of this application for 74 Grand St. but would like the Commission to secure assurances that the dismantled materials would be securely stored at the site for re-use.

Vote: Unanimous, with 36 Board members in favor.

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

Sincerely,

A handwritten signature in black ink on a light blue rectangular background. The signature reads "Jo Hamilton" in a cursive script.

Jo Hamilton, Chair
Community Board #2, Manhattan

A handwritten signature in black ink. The signature reads "Sean Sweeney" in a cursive script.

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

JH/fa

cc: Hon. Jerrold Nadler, Congressman
Hon. Thomas Duane, NY State Senator
Hon. Deborah Glick, Assembly Member
Hon. Scott Stringer, Man. Borough President
Hon. Christine Quinn, Council Speaker
Hon. Alan Jay Gerson, Council Member
Hon. Rosie Mendez, Council Member
Sandy Myers, CB2 Liaison, Man. Borough President's office
Lolita Jackson, Manhattan Director, CAU
Tony Avella, Chair, Council, Land Use Committee
Peter Janosik, Council, Land Use Committee
Andrew Berman, Greenwich Village Society for Historic Preservation
Jenny Fernandez, Director of Government & Community Relations,
Landmarks Preservation Commission
David Reck, Zoning Committee, CB#2, Man.