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Terri Cude, *First Vice Chair*
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Antony Wong, *Treasurer*
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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

January 26, 2015

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 January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1 - LPC Item: 16 Morton Street (7th/Bleecker) – Greenwich Village Historic District Extension
A Federal style rowhouse designed by Henry Fredricks and built c. 1829, and altered as a utilitarian style garage and multiple dwelling in 1928 and 1935.
Application is to construct a rear yard addition and install signage.

Whereas, the backyard “doughnut hotel” on this block is already negligible, so this addition cannot detract much from it; and

Whereas, residents of the adjoining building testified that the addition would deprive them of light; and

Whereas, the proposal for commercial signage was not thought out sufficiently. Because some garages have No Parking signs on their roll-down doors, does not mean that such a traditional warning sign should be translated into permission for a commercial sign of similar size; and

Whereas, garages often have pendant signs to alert motorists to their presence. The applicant never brought up having a blade sign instead of a large painted sign. Nor was a recessed sign above the garage door suggested; now

Therefore, be it resolved that CB2, Man. recommends approval for the rear yard extension;

Further, be it resolved that CB2, Man. recommends denial of a painted commercial sign upon the door, suggesting a blade or recessed signage perhaps, and encourages the applicant return with modifications.

Vote: Unanimous, with 45 Board members in favor.

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One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2 - LPC Item: 12 MacDougal Alley - Greenwich Village Historic District
A stable building originally built c. 1854 and converted to studios in 1909.
Application is to install an awning.

Whereas, the asserted need for the awning – shelter from rain – did not convince us of its necessity; and

Whereas, the documentation presented was limited; there were no examples provided of other awnings in MacDougal Alley; and substantiation that an awning is an essential element in the historic district was lacking; and

Therefore, be it resolved that CB2, Man. recommends denial of this application.

Vote: Passed, with 44 Board members in favor, and 1 in opposition (D. Gruber).

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3 - LPC Item: 260-264 Mulberry Street - Old St. Patrick's Cathedral - Individual Landmark
A Gothic Revival style church building built in 1815 and designed by Joseph F. Mangin.

Application is to reconstruct windows and install protective glazing, replace brownstone stairs and areaway, and install a barrier-free access ramp.

Whereas, this is a remarkable restoration project that will greatly enhance this historic landmark; now

Therefore, be it resolved that CB2, Man. recommends approval of this application and we commend the proposal for its exactitude, especially the restoration of the stained-glass window frames.

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4 - LPC Item: 640 Broadway (s.e. Bleecker) - NoHo Historic District
A Classical Revival style store, loft, and office building designed by DeLemos and Cordes, and built in 1896-97. Application is to construct a rooftop addition.

Whereas, the reintroduction of the missing balustrade enhances the building and the district; the restoration of the original signage above the entry that identified the building, *The Empire State Building*, is well received; and the work on the masonry and windows is commendable; and

Whereas, the rooftop will not be visible; now

Therefore, be it resolved that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5 - LPC Item: 640 Broadway (s.e. Bleecker) - NoHo Historic District

A Classical Revival style store, loft, and office building designed by DeLemos and Cordes, and built in 1896-97. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Bulk pursuant to Section 74-711 of the Zoning Resolution.

Whereas, CB2, Man. considers the proposed bulk modifications to relate harmoniously to this building in the NoHo Historic District; but

Whereas, CB2, Man. has not reviewed and is not now able to take a position regarding the land use issues pertaining to any proposed bulk and/or use modifications that may be proposed in connection with an application to the City Planning Commission for a special permit under 74-711;

Therefore, be it resolved that CB2, Man. does not object to the issuance of a report by LPC stating that the proposed bulk modification relates harmoniously to the Historic District.

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6 - LPC Item: 145 Wooster Street (Houston/Prince) – SoHo-Cast Iron Historic District
A Renaissance Revival style office building designed by Louis Korn and built in 1896-97. Application is remove metal shutters, and install storefront infill and signage.

Whereas, the applicant attested that the shutters are of recent installation, and they look it; and

Whereas, the removal of the shutter, as well as the installation of a new storefront infill, would improve the appearance of the building; now

Therefore, be it resolved that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7 - LPC Item: 402 West Broadway (s.w. Spring) - SoHo-Cast Iron Historic District Extension
A neo-Grec style store and loft building designed by John B. Snook and built in 1880.
Application is to replace storefront infill and modify platforms.

Whereas there were many things wrong with this application. Basically, it is an homage to retail and not preservation; and

Whereas, this proposal is an example of retail driving landmarks versus landmarks driving retail; and

Whereas, instead of attempting to return the facade to its historical appearance, as it existed as recently as in the 1940 tax photo, this proposal attempts to move it further adrift for no good reason. For example, removing an historic transom to create "unity" did make preservation sense; and

Whereas, we are especially offended that the applicant would justify the addition of an unneeded and gratuitous platform-step on this congested sidewalk based solely on the fact that a mandated handicap ramp, now redundant, was once there; now

Therefore, be it resolved that CB2, Man. strongly recommends denial of this application that further removes this storefront from its original configuration, when it would appear just as easy to attain historical authenticity instead.

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8 - LPC Item: 430 Broome Street, aka 39 1/2 Crosby Street - SoHo-Cast Iron Historic District Extension

A Queen Anne style store and factory building designed by Julius Kastner and built in 1894-95. Application is to replace storefront infill, alter the facade, and remove basement stairs and areaway ironwork

Whereas this building unashamedly tells us what it wants to be: the Broome Street facade is clearly the main facade. All the elements - the water table, the cornice and the signage - stop as soon as they round the corner, quickly ending; and

Whereas, the proposed sign is too big and the cornice too aggressive on the Crosby side; and

Whereas, the original, historic configuration of this building - its main entrance and focus - will be lost with this proposal. The main entrance will be moved to Crosby, the traditional backstreet of Broadway.

This architectural shift of the main entrance onto the secondary facade of a side-street is an incongruity that the architect surely never intended nor would likely appreciate or respect; and

Whereas, we take issue with the applicant's referencing generations of small changes to this building as a rationale to make this one drastic change. This proposal is a piecemeal design created to look like it comes from a different generation, when, in fact, it is a faux, single sleight-of-hand; and

Whereas, this proposal unfavorably tips the balance between the retail needs of an applicant and an historic building that just happens to currently house retail; and

Whereas, the rhythm of the original fenestration of the Crosby facade is intact. It is an important historic element that should not be destroyed. The proposed storefront's infill would ruin this historic configuration for the sake of a transient retailer; and

Whereas, this is not only a bad example of form following function; it is an egregious example of form following finance; and,

Further, whereas approval of this application by the Commission flies in opposition to the Zoning Text. The applicant proposes these alterations to make the ground level more suitable for retail.

However, ZR 51-00 states in part that regulations governing non-conforming uses are "designed to restrict further investment in such cases, which would make them more permanent establishments in inappropriate locations".

ZR 52-22 prohibits structural changes in buildings occupied by non-conforming uses with certain exceptions, none of which apply here.

Moreover, commercial use of the ground floor has been accommodated since the 1890s reconstruction. There is no reason why the existing window configuration would be a hardship preventing successful commercial use now, especially given the current market conditions in SoHo.

Therefore, be it resolved that Community Board 2 strongly recommends denial of this application. It is a sleight-of-hand, incongruously moving the main store entrance onto the secondary facade, at the same time destroying the historic rhythm of this side facade for the sake of a transient retailer's whim; and,

Further, be it resolved that Community Board 2 recommend denial of an application that would allow detrimental changes to the historic character of the building for the sole purpose of enhancing its non-conforming use.

Vote: Unanimous, with 45 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 January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9 - LPC Item: 60-62 Gansevoort Street Gansevoort Market Historic District

A two-story market building originally built as a five-story tenement building in 1880-81, and altered by Voorhees, Foley, Walker & Smith in 1940. Application is to install storefront infill.

Whereas, this proposal will improve the appearance of the building and the applicant further agreed to raise the bulkhead will be raised to align with the height of the base of the pilasters; now

Therefore, be it resolved that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 45 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10 - LPC Item: 459 West Broadway (Houston/Prince) – SoHo-Cast Iron Historic District
A store building designed by John H. Whitenach and built in 1888-89. Application is to construct rooftop additions.

Whereas, the rooftop addition will not be visible from the street and the parapet will be minimally visible; but

Whereas, neighbors from an adjacent building attended and voiced concerns on how this proposal, particularly the pergola, would affect their view; and

Whereas, the proposed slatted privacy screen on the roof seems rather “heavy”. Its design should be rethought: either be transparent or comprised of thinner, lighter slats; and

Whereas, the pergola should be reconfigured or moved away from the property line at the rear, as a courtesy to the neighbors; now

Therefore, be it resolved that CB2, Man. recommends general approval of this application, but recommends that the privacy screen be made more transparent and the pergola moved away from the property line at the rear, as a courtesy to the adjacent neighbors.

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11 - LPC Item: 53 Wooster Street (Broome/Grand) - SoHo-Cast Iron Historic District

A dwelling constructed c. 1825 and altered in 1870. Application is to construct a rooftop addition and alter the rear facade.

Whereas, the rooftop addition will not be visible from the street; now

Therefore, be it resolved that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12 - LPC Item: 90-96 Barrow Street (Church of St. Luke in the Fields) - Greenwich Village H.D. Four houses constructed in 1827. Application is to demolish an existing garage, construct a new garage, install decks at the rear facades, excavate the rear yards and construct a garden wall and pergola.

Whereas, if the Temple of Dendur could be successfully moved from Nubia to the Met, surely this architect can move this 100-year old garage a few feet; and

Whereas, if the garage - a part of the historic fabric of the campus - must be moved, it should be reconstructed with the original brick and wooden door; and

Whereas, as far as the proposed new stairs at the rear of the 4 Barrow Street townhouses, it should match or complement the existing stairs on the Hudson Street buildings. The applicant simply did not provide sufficient information on the authenticity of the metal work, including the stairs and proposed grill; now

Therefore, be it resolved that CB2, Man. recommends denial of this application unless there is a firm commitment that original bricks will be used in the reconstruction of the garage, and, further, the applicant work with staff to research whether the proposed stairs are historically accurate.

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13 - LPC Item: 107 Greenwich Avenue (Jane/W12) - Greenwich Village Historic District
A Greek Revival style house built in 1842 and altered in the early 20th century.
Application is to construct rooftop and rear yard additions.

Whereas, the addition will be somewhat visible from Greenwich Avenue but not West 12th Street; and

Whereas, the new rear yard addition maintains contextual materials, as well as maintaining symmetrical fenestration, which we welcome; now

Therefore, be it resolved that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14 - LPC Item: 100 Greenwich Avenue (W12/W13) - Greenwich Village Historic District
A Greek Revival style rowhouse built in 1836-37. Application is to construct a rooftop addition.

Whereas, the addition will be minimally visible and its materials are appropriate with the district; now

Therefore, be it resolved that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 45 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 22, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15 - LPC Item: 28 Little West 12th St. – Application is to construct a rooftop addition.

Whereas, the proposed rooftop addition is inappropriate for this historic district, besides being highly visible from the street; and

Whereas, the materials are not consistent with the historic elements of the district; and

Whereas, approval of this proposal, especially with its odd mechanical feature of a sliding exterior that virtually disappears depending on the weather, would set us on a slippery slope of inappropriate rooftop additions; now

Therefore, be it resolved that CB2, Man. recommends denial of this application.

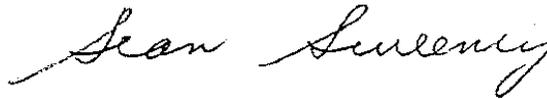
Vote: Unanimous, with 45 Board members in favor.

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



Tobi Bergman, Chair
Community Board #2, Manhattan

TB/fa

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