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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

www.cb2manhattan.org

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

April 27, 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 April 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1 - LPC Item: 374 West Broadway, aka 372-374 and 376 West Broadway, 504-506 Broome Street (former Tommy Hilfiger) - SoHo-Cast Iron Historic District Extension
A store building designed by Bridges & Lavin and built c. 2001.
Application is to redesign the facades and construct a barrier-free access ramp.

Whereas, the applicant announced unabashedly that the motivation for this facade alteration is “to make the retail activity more visible from the street”. He proclaimed that this corner of SoHo is a “C location” and thus the need to attract high-paying renters was the driving force behind the design; but

Whereas, in historic districts, the underlying premise is that design is not to be driven by retail, but that retail should fit harmoniously within the historic district. Indeed, a cursory glance at the SoHo Historic District clearly shows that retail can flourish vigorously in an historic district with high standards of design; and

Whereas, the references provided by the applicant were facades designed before designation, or else were buildings whose facades did not compare credibly as a valid point of reference – and should be summarily discounted; and

Whereas, although the building was built pre-designation, it does have reference to the historic district and no one on the committee ever heard tell of anyone calling it unattractive; and

Whereas, this proposal seeks to drastically reduce the width of the mullions between the window panes to a couple of inches, effectively creating one large window-bay, thus removing historic scale and symmetry – solely for the purpose of making more room for mannequins and window dressing, as seen in the proposed rendering on page 15; and

Whereas, the proposal to lower the ground-floor windows to near the sidewalk may be acceptable for converted auto garages in the historic district; however, the applicant supplied no reference for it in multi-story buildings such as this; and

Whereas, ornamental elements are being removed solely to introduce more glass; and

Whereas, flattening the facade to align with the windows causes a loss of characteristic facade depth, which in turn removes the articulation necessary for the delightful shadow-play so common on the facades of SoHo buildings; and

Whereas, although glass fibre reinforced concrete (GFRC) was used in the original, pre-designation design, its in-kind replacement during this current facade re-targeting is unacceptable. A more appropriate material should be considered; and

Whereas, we ask the Commission to determine whether the huge advertising billboard on the roof should be permitted; now

Therefore, be it resolved that CB#2, Man. strongly recommends denial of this application because:

- it is an example of Form-Following-Function Gone Wild, with retail spurring the design – instead of historical integrity being the motivator; and
- it removes this building further from any characteristic historical reference, instead of enhancing its character; and
- it does not address the inappropriate presence of a huge advertising billboard on the roof.

Vote: Unanimous, with 41 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on April 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2 - LPC Item: 150-152 Mercer Street, aka 579-581 Broadway - SoHo-Cast Iron Historic District
A storehouse built c. 1860.
Application is to install storefront infill, signage and lighting.

Whereas, we commend the applicant for retaining the original 1860s shutters and cast-iron elements;
and

Whereas, the proposed design enhances the facade overall; but

Whereas, we do ask the LPC to examine the appropriateness of the door and the window's quarter-round moulding; and

Whereas, the lighting proposed to illuminate the facade is not characteristic of the historic district;
now

Therefore, be it resolved that CB#2, Man. recommends general approval of this application, but recommends denial of the fixtures to illuminate the facade, a feature uncharacteristic of the historic district.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3 - LPC Item: 190 Bowery, aka 1-3 Spring Street – (formerly) Germania Bank Building – Individual Landmark. A Beaux-Arts style bank building designed by Robert Maynicke and built in 1898-99. Application is to alter the facade, install a new entrance, and modify windows.

Whereas, we praise this application as an excellent example of retail working harmoniously within the parameters of existing conditions; and

Whereas, the ADA requirement for modifying the door was handled well; and

Whereas, the sealing of the lot-line windows at the rear will only minimally detract from the building; and

Whereas, the vestibule restoration will enhance the building; and

Whereas, although the skylight will be removed, at least the sky bay will remain; and

Whereas, the required Siamese connection will not seriously detract from this beautiful building; but

Whereas, several committee members expressed disbelief that there is no plan to remove the graffiti; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application, crediting it as a fine example of retail working harmoniously within the parameters of existing conditions.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 154 West 14th Street -154 West 14th Street Building-Individual Landmark 16- 2086- Block 609, Lot 7, Zoned C6-3A, C2-6

Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A loft building incorporating Secessionist, Art Nouveau, Arts & Crafts, and Mission Revival style motifs, designed by Herman Lee Meader, and built in 1912-13. Application is to install rooftop mechanical equipment.

Whereas, The applicant represented that the tower is placed in the least visible, viable position in consideration of fire regulations and maximizing the distance from an adjacent apartment building; and

Whereas, the cooling tower is minimally visible; and

Whereas, a random assortment of ventilation louvers will be consolidated into a single row adjacent to the fire escape on the rear façade; therefore

Be it resolved, that CB#2, Man. recommends approval of the application.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 16-18 Charles Street - Greenwich Village Historic District 16-9365 - Block 1411, Lot 7502, Zoned R6

Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

Two Greek Revival style townhouses built in 1845-1846 and combined and altered in the early 20th century. Application is to legalize and modify alterations made to the facade and areaway and the installation of key boxes and intercoms, all without Landmarks Preservation Commission permit(s); and to modify the areaway and install fencing.

Whereas, The entry and areaway will be restored to the condition at the time of designation including the bluestone curb, iron canopy, fence and gate and the original brick surrounding the entry way is not extant and the area will be covered with scored stucco, typical to the block; and

Whereas, the necessary intercom and key boxes do not spoil the look of the entryway; and

Whereas, a long term tenant in the building spoke in support of the application; therefore

Be it resolved, that CB#2, Man. recommends approval of the application.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 444 Sixth Avenue - Greenwich Village Historic District 16-7343 - Block 574, Lot 2, Zoned C1-6Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1834-35 with a later rooftop addition. Application is to modify the rooftop addition and legalize the installation of railings and HVAC equipment in non-compliance with Certificate of Appropriateness 03-0464.

Whereas, the proposal is to raise the bulkhead and side walls by 1.5 feet resulting in a total height of the rooftop addition at 15'; and

Whereas, the applicant represented that the purpose of the increased height is to mask air condition equipment and eliminate a safety railing that is close to the street façade; and

Whereas, moving the fence to the usual position some distance from the façade toward the rear of the building would interfere with the use of an existing deck; and

Whereas, the addition presents an aggressively heavy top to an already inappropriate rooftop addition with an especially large portion of stucco in relation to the size of the windows and does not create an appropriate atelier feeling; therefore

Be it resolved, that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 23, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. 135 Greene Street - SoHo-Cast Iron Historic District 16-5522 - Block 514, Lot 28, Zoned M1-5B Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A cast-iron warehouse building designed by Henry Fernbach and built in 1882-83. Application is to create a new window opening.

Whereas, the proposal is to replace three windows on the south façade with one large, two story segmented window (11' 4" x 10' 10") which is in keeping with the aesthetic of an artist's studio; and

Whereas, the window is not visible from any public thoroughfare; therefore

Be it resolved, that CB#2, Man. recommends approval of the application.

Vote: Unanimous, with 41 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



Tobi Bergman, Chair
Community Board #2, Manhattan



Sean Sweeney, Co-Chair
Landmarks & Public Aesthetics Committee
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. Sheldon Silver, 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
 - Emily Rich, Public Information Officer, Landmarks Preservation Commission