

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

1ST LANDMARKS MEETING

1 - LPC Item:9 - 62 Jane Street (Hudson/Greenwich) - Greenwich Village Historic District
A Greek Revival style residence built in 1848-49. Application is to create new windows and rebuild the rear brick masonry facade.

Whereas, we appreciate the masonry restoration; but

Whereas, with a double-height ground floor, there is way too much glass; and the single, large glass window does not respect the traditional rhythm of three window openings per floor; now

Therefore, be it resolved that CB#2, Man. recommends approval of the masonry restoration, but denial of the large, rear glass window.

Vote: Unanimous, with 36 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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

2 - LPC Item12: 3 MacDougal Alley -Greenwich Village Historic District

A two-story brick stable built prior to 1854 and converted to a studio and dwelling in 1904. Application is to alter the front facade and roof.

Whereas, this is a spectacular proposal, especially rebuilding the relieving arch; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 36 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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

3 - LPC Item:13 - 24 Fifth Avenue (n.w. corner West 9th) - Greenwich Village Historic District
A Spanish Renaissance style apartment building designed by Emery Roth and built in 1926.
Application is to remove an enclosed sidewalk cafe and to install new storefront infill, signage, lighting and awnings.

Whereas, the restoration of the limestone openings, awnings and louvres is welcomed, as is the demolition of the enclosed sidewalk cafe structure; but the proposed light fixture on the building's corner has no precedent in the district; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application with the exception of the light fixture on the corner.

Vote: Unanimous, with 36 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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

4 - LPC Item:14 - 19 Charlton Street (Varick/6th) - Charlton King-Vandam Historic District
A Greek Revival style rowhouse built in 1841. Application is to demolish a rear yard extension and construct a rooftop and rear yard additions. Zoned R6 12A

Whereas, the rooftop addition is barely visible; and

Whereas, the design is well done and proposal opens up the rear facade without compromising the historic nature of the district; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 36 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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

5 - LPC Item:15 - 259-263 Bleecker Street (Zito's@Cornelia/Jones) - Greenwich Village H.D.Extension II. A Renaissance Revival style tenement with a commercial ground floor, designed by Horenburger & Straub and built c.1904. Application is to replace storefront infill

Whereas, this proposal is for a new bakery with a set of three glazed doors that open to expose the inside of the store, a new trend. This effectively removes the facade much of the time, and is increasingly becoming a common generic look throughout the city, something unworthy of an historic district.

This is very troubling because this work is proposed for the storefront of Zito's Bakery, which had been a cultural landmark, and whose infill is one of the remaining examples of a traditional Bleecker Street Italian merchant storefront, with its single large display window and high wooden bulkhead beneath; and

Whereas, to approve this would mean losing another typical historic storefront configuration; now

Therefore, be it resolved that CB#2, Man. strongly recommends denial of this application because it destroys an historic storefront design for no worthy reason.

Vote: Unanimous, with 36 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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

6 - LPC Item:16 - 560 Broadway (Dean&Deluca @ s.e.Prince) - SoHo Cast-Iron H.D.

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

Whereas, the alteration of the front facade will not detract from the building, and the work proposed for the rear will greatly improve the look of that facade; but

Whereas, the proposal for four dozen awnings on a building which receives little sunlight, not to mention the request for three large commercial banners and three blade signs, clutters the facade, and detracts from the building and the district; now

Therefore, be it resolved that CB#2, Man. recommends approval of the facade and infill proposal, but sees the request for four dozen awning, three large flags and blade signs as overkill.

Vote: Unanimous, with 36 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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

2ND LANDMARKS MEETING

7 - LPC Item:13 - 1 West 4th Street, aka 699-705 Broadway, Hebrew Union College - NoHo H.D.
A Modern style educational facility designed by Abramovitz, Harris & Kingsland Architects and built in 1978-79. Application is to alter the entrances and paving.

Whereas, the proposed doors and entry are a great improvement over the existing; and

Whereas, the proposed pavers are compatible with the building and do not detract from the district; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 36 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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

8 - LPC Item:14 - 718 Broadway-NoHo Historic District

A neo-Classical style store and loft building designed by Charles E. Birge and built in 1906-1908. Application is to replace windows.

Whereas, the proposed Master Plan introduces a coherent fenestration to the building; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 37 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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

9 - LPC Item:15 - 48 Great Jones Street-NoHo Historic District Extension

A Renaissance Revival style store and loft building designed by A.V. Porter and built in 1896-97. Application is to replace storefront infill and remove cast iron vault lights.

Whereas, the metalwork and glass lenses of the sidewalk vault lights should not be removed, but, rather, be covered with diamond plating and preserved in the event a future tenant or landlord may wish to restore it; and

Whereas, changes to the streetscape just prior to designation should not be offered as a precedent for the historic district preservationists envisioned; and

Whereas, this application introduces a generic showroom display window – a wide expanse of glass without division and out-of-scale, lacking a bulkhead and transom – into a facade that maintains much of the historic style, proportion and symmetry characteristic of a building of this era; and

Whereas, the applicant should respect the character of the neighborhood and not attempt to express its stamp at the expense of the historic district; and

Whereas, the applicant, Phillip Lim, has a successful retail store nearby in the SoHo Historic District that has a traditional high, 2-foot bulkhead. There is no reason why that feature cannot be reproduced here; now

Therefore, be it resolved that CB#2, Man. recommends that the cast-iron vault lights and grid be covered with diamond plating and retained *in situ* for the sake of preservation; and, further,

Be it resolved that CB#2, Man. recommends denial of this application and that the applicant replicate the historic, 2-ft.-high bulkhead that it has at its other storefront nearby in SoHo, and that it not be permitted to introduce a generic oversized display window that is out of character with the building.

Vote: Unanimous, with 36 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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

10 - LPC Item:16 - 396-398 West Broadway (former Barolo) (Spring/Broome) SoHo H.D. Extension
Two dwellings built c.1819-20 and c.1829 respectively with later alterations.
Application is to replace storefront infill, signage and paint the facades.

Whereas, devoid of a bulkhead and transom, as well as traditional wood material, the storefront proposed for 396 is yet another example of the generic, oversized display windows found in any mall, a style that so many new retail tenants feel compelled to introduce into historic districts; but

Whereas, on the other hand, the restoration of the existing metal and glass storefront at 398 is commendable; and

Whereas, the proposed paint colors are tasteful and do not detract from the building or the district;
now

Therefore, be it resolved that CB#2, Man. recommends approval of the restoration of the existing infill at 398; and recommends its style and scale be extended to 396, instead of the generic storefront currently proposed for that facade; and, further,

Be it resolved CB#2, Man. approves the choice of paint colors.

Vote: Unanimous, with 36 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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

11 - LPC Item:17 - 95 Grand Street (Greene/Mercer) -SoHo-Cast Iron Historic District
A Romanesque style store building built in 1882. Application is to construct a rooftop bulkhead.
Zoned M1-5B

Whereas, the rooftop bulkhead is required by code and is minimally visible; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 36 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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

12 - LPC Item:18 - 18 West 11th Street (The Weathermen/Boudin Building) - Greenwich Village H.D.

A brick rowhouse, designed by Hugh Hardy and built in 1979. Application is to construct a new rear facade and a rooftop addition, and excavate at the cellar. Zoned R6

Whereas, the original architect is redesigning his own building for today's needs; but

Whereas, several members thought there was too much glass proposed for the rear facade; but

Whereas, the majority felt that this is not the usual Greenwich Village building, and should not be treated as such; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Passed, with 27 Board members in favor, and 9 in opposition (D. Diether, K. Bordonaro, J. Geballe, C. Booth, S. Secunda, T. Connor, A. Hearn, K. Berger, R. Riccobono).

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*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

December 5, 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 November 21, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

13 - LPC Item:15 - 146 Waverly Place (Gay St) - Greenwich Village Historic District
A Greek Revival style rowhouse built in 1839. vApplication is to construct rooftop bulkheads, demolish and reconstruct a rear yard addition, and excavate at the cellar and rear yard. Zoned R6

Whereas, this rooftop bulkhead is barely visible; and

Whereas, the proposal, with its three bays that clearly delineate the floor levels, respects the original existing facade; and

Whereas, the rear-yard excavation should not cause damage to this or abutting buildings; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 36 Board members in favor.

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

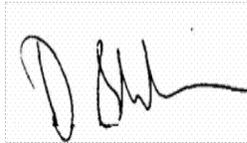
Sincerely,



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