

Tobi Bergman, *Chair*  
Terri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



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

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 19, 2014

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

**1 - LPC Item: 41 West 11<sup>th</sup> Street** - Greenwich Village Historic District. A Greek Revival style rowhouse built in the mid-1840s. Application is to demolish the existing rear yard addition and construct rooftop and rear yard additions, install a pergola and planters at the roof, and modify the areaway.

**Whereas**, the rooftop addition will not be visible; furthermore, we are pleased that the applicant averred that the rail guard will be moved back so not to be visible from the street; and

**Whereas**, the front facade and sidewalk work are commendable, and we appreciate that the applicant will not widen the tree pit northward, onto the sidewalk; but

**Whereas**, the proposed stroller garage in the areaway should be moved eastward to the location of the current trash receptacle; and

**Whereas**, half the committee thought that the proposal for the rear-yard work was pleasing and sympathetic to the building, despite the loss of historic material and configuration; but

**Whereas**, the other half, although appreciating the integrity of the design, were greatly concerned with the removal of so much historic fabric; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of the rooftop additions and the front facade restoration, but would prefer to see the stroller garage being moved eastward to the current location of the garbage receptacle.

**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 December 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**2 - LPC Item: 37 West 12<sup>th</sup> Street (5th/6th) Greenwich Village Historic District**  
A Modern style apartment building designed by Mayer, Whittlesey, and Glass, and built in 1959.  
Application is to establish a Master Plan governing the future installation of windows.

**Whereas**, this proposal will benefit the preservation of the building without sacrificing the historical integrity of the fenestration; now

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

Vote: Unanimous, with 41 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **SECOND LANDMARKS MEETING**

#### **PLEASE NOTE THAT THIS RECOMMENDATION WAS AMENDED AT THE FULL BOARD MEETING.**

#### **3 - LPC Item:38 Greene Street – SoHo-Cast Iron Historic District**

A store and warehouse building with French and Italianate style elements designed by Griffith Thomas and built in 1867. Application is to construct a rooftop addition.

**Whereas**, Community Board 2 has learned that information presented by the applicant to the Landmarks Committee members was not accurate; and

**Whereas**, the inaccuracy was substantial and may have biased the Committee's understanding of the application and resulting vote;

**Therefore, be it resolved** that CB#2, Man. requests that the Landmarks Preservation Commission require that this applicant make a revised application to CB2's Landmarks Committee.

Vote: Unanimous, with 41 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**4 - LPC Item: 584-588 Broadway** (Houston/Prince) – SoHo-Cast Iron Historic District  
A commercial building designed by Buchman and Deisle and built in 1897.  
Application is to replace entrance infill.

**Whereas**, the proposed door is a standard contemporary door with modern proportions and features. Instead of introducing a door that is consistent with the historical architecture, this proposal moves the modern interior design of the lobby outside to the exterior of this historic building; and

**Whereas**, just because some nearby buildings happen to have similar doors does not mean that this proposal should emulate those; and

**Whereas**, instead, let's capture an opportunity to show what an historic district should look like; now

**Therefore, be it resolved** that CB#2, Man. recommends denial of this application because it extends the design of a modern lobby outside to the front facade of an historic building.

Vote: Unanimous, with 41 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**5 - LPC Item: 357 Bleecker Street** – Greenwich Village Historic District  
A brick rowhouse built in 1829-30. Application is to construct a rear yard addition.

**Whereas**, this tiny addition will have a minimal impact on this building and rear yard; and

**Whereas**, it does not destroy any historical material; now

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

Vote: Unanimous, with 41 Board members in favor.

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

Dear Chair Srinivasan:

At its Full Board meeting on December 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **THIRD LANDMARKS MEETING**

#### **6 - LPC Item: 58 Bleeker Street (s.e. Crosby) – NoHo Historic District**

An altered carriage house built c. 1825-27.

Application is to legalize rooftop HVAC equipment installed without permit(s).

**Whereas**, it's a shame that the HVAC's location wasn't designed with landmarks in mind, because it could have been made less visible; but

**Whereas**, it is there now and moving it would be terribly burdensome, and the unit's color blends well with the wall of the adjacent building, minimizing the HVAC's appearance; now

**Therefore, be it resolved** that CB#2, Man. has no objection to this application.

Vote: Unanimous, with 41 Board members in favor.

Tobi Bergman, *Chair*  
Terri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**7 - LPC Item: 598 Broadway** (Houston/Prince) – SoHo-Cast Iron Historic District

A mercantile building designed by Robert Maynicke and built in 1897-1898.

Application is to establish a Master Plan governing the future installation of painted wall signs.

**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, Man. recommends denial of this application in the absence of this important step in the review process and respectfully requests that the Commission not review this application until the applicant presents to the community board.

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



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