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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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

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

March 13, 2014

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 February 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

1ST LANDMARKS MEETING

1 - LPC Item: 10 - 122 Greene Street, aka 106-108 Prince – SoHo-Cast Iron Historic District
An Italianate style tenement building designed by W.E. Waring and built in 1866-68.
Application is to alter the ground floor and install new storefront.

Whereas, the restoration on the Greene Street facade is appropriate; and

Whereas, the proposed blade and band signs are fine. However, the proposal to have the retail brand-name on every window is unnecessary and detracts from the building and the district, especially considering the retail applicant already has an overkill of three gigantic banners and flagpoles on its adjacent building; and

Whereas, the proposal to remove historic masonry fabric and introduce a new showroom window on the Prince Street met with opposition from several members of the committee; now

Therefore, be it resolved that CB#2, Man. recommends approval of the Greene Street, facade with the exception of the excessive signage on the windows; and, further

Be it resolved, CB#2, Man. recommends denial of the removal of historic brick from the Prince Street façade of this building, one of the few Italianate tenement buildings in the historic district.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on February 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

2 - LPC Item:11 - 462 Broadway, aka 462-468 Broadway, 22-28 Crosby Street, 120-130 Grand Street-SoHo-Cast Iron Historic District. A French Renaissance Revival style store and loft building designed by John Correja and built in 1879-80. Application is to install signage.

Whereas, this application will be an improvement upon the existing signage; now

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on February 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

3 - LPC Item:12 - 25 Bleecker Street (Bowery/Lafayette) - NoHo East Historic District
A rowhouse built in 1830 and altered with a new facade in 1984. Application is to replace the front facade and alter the rear facade.

Whereas, this was a fascinating and well-researched presentation; but

Whereas, the proposed 6' high sign-band is far too high; and

Whereas, we agree with the applicant that this is an eclectic block; but

Whereas, this is a radial departure from every other building on the block.

The extensive presentation explained the inspiration of the design. However, the design appears to ignore most of that historic inspiration, especially the original design of the building's window pattern; and

Whereas, the applicant stated that this design is a response to the block's eclecticism. However, this is not a response to anything. It replaces the typology of the neighborhood to the typology of another building, one of cast-iron for example; and

Whereas, the openness ratio of glass to solid material is nowhere in keeping with that of the two adjacent three-story masonry townhouses; now

Therefore, be it resolved that CB#2, Man. strongly recommends denial of this application, from the 6' high sign-band, to the specious notion that the design is inspired by other historic buildings on the block, to its openness ratio of glass to solid. **Vote: Unanimous, with 37 Board members in favor.**

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Dear Chairman Tierney:

At its Full Board meeting on February 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

4 - LPC Item:15 - 385 6th Avenue (n.w. corner Waverly) - Waverly Diner - Greenwich Village H.D. A Queen Anne style flats building designed by D. & J. Jardine Architects and built in 1877. Application is to legalize facade alterations in noncompliance with Certificate of Appropriateness 10-8039 and Miscellaneous/Amendment 11-6193; legalize the installation of light fixtures, fencing, a stoop gate, and a garbage enclosure without Landmarks Preservation Commission permits; and modify an entrance surround.

Whereas, the front entrance is suitable and should be legalized; but

Whereas, the louvres should be recessed 18"; and

Whereas, the security cameras should be miniaturized and better concealed; and

Whereas, the committee was evenly split on the question of changing the neon sign from "restaurant" to "diner"; and

Whereas, the garbage enclosure detracts from the building and the district; and

Whereas, the fixtures uplighting the building bring undue attention to the structure and detract from the district; and

Whereas, the schematic for the door's construction provided insufficient detailing regarding how the door would be built, showed no transom, and inadequately showed how the door would be properly built; and

Whereas, the fence detracts from the building and the district; now

Therefore, be it resolved that CB#2, Man. recommends approval of the front entrance; could not reach a decision on the appropriateness of changing the wording on the neon signage; and recommended denial of everything else.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on February 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

5 - LPC Item:16 - 829 Washington Street - Gansevoort Market Historic District

A neo-Grec style market building designed by Joseph M. Dunn, built in 1880 and altered in 1940. Application is to install a hanging sign. Zoned M1-5

Whereas, the proposed signage is within proximity of acceptable signage dimensions and is the same size as the existing sign; now

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on February 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

2ND LANDMARKS MEETING

6 - LPC Item: 10 - 21 Perry Street (7th/W4) - Greenwich Village Historic District

A transitional Greek Revival/Italianate style rowhouse built in 1845.

Application is to legalize alterations to window lintels without Landmarks Preservation Commission permit(s).

Whereas, inexplicably, the applicant matched the replacement lintels not with those of the buildings in the same row in which 21 Perry is located, namely, numbers 23, 19 and 17, but rather with lintels from 25 and 27 Perry, which buildings are of a different era and appearance; and

Whereas, we have regret for the situation in which the well-intentioned applicant is immersed. However, if this application were to have come to us before the new lintels were installed, we would have recommended denial; now

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on February 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

7 - LPC Item:11 - 39 West 10th Street (5/6) - Greenwich Village Historic District
A Greek Revival style town house built in 1838-1839.
Application is to construct rooftop and rear yard additions. Zoned R6

Whereas, the applicant related that the neighbors are OK with the proposal; and

Whereas, we commend the applicant for a professional presentation and a thoughtful design; and

Whereas, the rooftop addition is not visible from the street; and

Whereas, the rooftop construction echoes an artist's atelier, and such skylights are not uncommon in the neighborhood; also, the proposal preserves the distinctive dormer; now

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on February 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

8 - LPC Item:12 - 208 West 11th Street (@7th) - Greenwich Village Historic District

A rowhouse with Italianate style elements built in 1856.

Application is to construct a stair bulkhead and install rooftop mechanical equipment and railings, and replace windows at the rear facade. Zoned C2-6

Whereas, the bulkhead and the repositioned mechanicals and railings are not visible from West 11th Street, only from 7th Avenue South – a busy, cacophonous, idiosyncratic, modern thoroughfare, with many visual distractions; now

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on February 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

9 - LPC Item:13 - 400 Bleecker Street - Greenwich Village Historic District
A Queen Anne style apartment house built in 1888.
Application is to install storefront infill and an awning.

Whereas, the proposed large awning detracts from the building. Moreover, the applicant agreed that it is basically an advertising medium.

Also, its depth is so great that it extends beyond and under the drop-ladder of the fire escape, which ladder, in order to drop unhindered in an emergency, requires an opening in the awning – something very silly looking. Finally, the tax photo showed no awning on the building; and

Whereas, the proposal removes the historic rhythm and geometry of the traditional facade by removing one of the doors and rearranging the infill elements.

Traditional infills in Italianate buildings would have had two stores with two doors and two display windows. In combining two spaces to have one large store, this application seeks to have one original display window, one door, and one super-sized display window.

Further, there is something unsettling with every pier having a different style; and

Whereas, the tax photo gives many cues to develop more successfully what they have already got going; and other nearby buildings that have well-preserved historic storefront configurations could also provide some solutions; now

Therefore, be it resolved that CB#2, Man. recommends denial of the infill that will unnecessarily ruin the harmony and rhythm of this historic Italianate storefront; and, we recommend denial of such a long and deep awning, suggesting instead two smaller, retractable awnings.

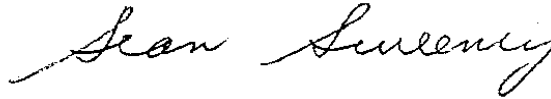
Vote: Unanimous, with 37 Board members in favor.

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

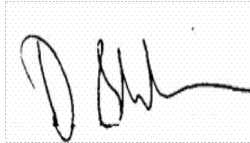
Sincerely,



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. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Manhattan Director, CAU
Jenny Fernandez, Director of Government & Community Relations,
Landmarks Preservation Commission