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Terri Cude, *First Vice Chair*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
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February 20, 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 February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1 - LPC Item: 125 Prince Street (Wooster)- SoHo-Cast Iron Historic District Application is to install storefront infill.

Whereas, the proposed paint for the ground floor level is consistent with approved colors for similar buildings in the district; and

Whereas, A blade sign, which replicates the existing, approved blade sign, is to be placed on the Wooster Street facade; and

Whereas, the proposed free standing display shelving is 12" behind the window and not obtrusive; now

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2 - LPC Item: 146-150 Wooster Street (Houston-Prince)- SoHo-Cast Iron Historic District: A garage built or altered from an earlier structure in the early 20th century, and a parking lot. Application is to demolish the existing garage and construct a new building.

Whereas, a one story building occupying a portion of the property is to be demolished; and

Whereas, a new structure with ground floor retail and upper floors with residential evokes the vocabulary of the cast iron buildings in the district; and

Whereas, the ground floor retail space is divided into two storefronts with a modern interpretation of one story cast iron pilasters in the storefront; and

Whereas, the windows at the upper floors are single pane, tilt style and unrepresentative of the style of the neighborhood; and

Whereas, the custom brickwork below the upper windows is a modern interpretation of the traditional spandrel materials; and

Whereas, the cornice is evocative of those typical to the neighborhood with an edge of closely spaced fins; now

THEREFORE BE IT RESOLVED, that the CB#2, Man. recommends that the ground floor pilasters be reduced in width or by additional articulation to relate and reflect the proportions and appearance of such pilasters in the neighborhood, that the windows have mullions (or be double hung), and that there be a hard line on the leading edge of the cornice where it meets the sky; and

BE IT FURTHER RESOLVED, that with the above exceptions, the Board recommends approval of the design, and specifically encourages Wooster Street façade features that allow rear bulk adjustments to improve light and air to neighboring buildings.

Vote: Passed, with 36 Board members in favor, and 1 recusal (A. Brandt).

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Dear Chair Srinivasan:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3 - LPC Item: 757 Greenwich Street (11th St – Bank) - Greenwich Village Historic District
Application is for replacement of window, rooftop deck, fencing, stair bulkhead, HVAC and chimneys/flues; new cornice along the East facing, secondary elevation, alterations to the metal fence and landscaping/hardscaping at the yard facing 11th Street.

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 CB2, Man. recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4 - LPC Item: 282 West 4th Street (11th St – Bank)– Greenwich Village Historic District:
Two adjacent, combined and previously modified Greek Revival style row houses built in 1841.
Application is to excavate a sub-cellar level, alter the facades, and construct rooftop additions.

Whereas, the West 4th. Street entrance is to be reconfigured as an unobtrusive basement entrance with a bronze door and the areaway railing will run continuously along the West 4th Street side, incorporating an existing historical gate; and

Whereas, a new window is to be added at the basement level on the West 11th Street facade in a logical location and mimicking the window style existing at the basement level; and

Whereas, the West 11th St. front entrance door is to be replaced with a bronze door; and

Whereas, the rear facade's two irregularly spaced windows (remnants from an existing stairwell that will no longer exist) to be replaced, spaced, aligned and matching the size and appearance of the existing adjacent windows; and

Whereas, a stair bulkhead with a skylight facing West 4th. St and an elevator structure will be added to the roof and located immediately beside the blank wall of the neighboring house's rooftop addition which is higher than the proposed structures; and

Whereas, the chimney flues will be relocated near the center of the roof; and

Whereas, any excavation should be located a few feet away from the foundation wall, following the structural principle of the "angle of repose", so as to not undermine or disturb the fragile foundations of the property itself or those of the adjacent historic structures and will mitigate potential structural damage and minimizes disruption to neighbors sharing the bearing party wall; now

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5 - LPC Item: 311 West 4th Street (Bank – West 12th)- Greenwich Village Historic District
Application is to construct a rooftop addition and alter an existing rear extension.

Whereas, the existing non-historical rear addition is to be demolished; and

Whereas, a glass enclosure at the basement level with a pergola above at the parlor level will be constructed on the footprint of the existing addition; and

Whereas, required safety railing in metal with wide cross members similar in style to the pergola ironwork is to be installed on the front and rear of the roof; now

Be it resolved, that CB2, Man. recommends approval of the application with the exception that the front roof railing should be nearly invisible or contextual to the building.

Vote: Passed, with 36 Board members in favor and 1 opposition (D. Diether).

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Dear Chair Srinivasan:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6 - LPC Item: 421 Broome Street –(Crosby – Lafayette) SoHo Cast Iron Historic District Extension
An Italianate style store and loft building designed by Griffith Thomas and built in 1873-74.
Application is to construct balconies at the rear facade.

Whereas, metal balconies are to be constructed in a recess in the rear facade of the building; and

Whereas, the balconies are minimally visible down an alley from a great distance; now

Therefore be it resolved, that CB2, Man. recommends approval of the application; and

Be it further resolved, that CB2, Man. recommends approval of the construction of these balconies only because of the exceptional case that these additions are within the envelope of the building and do not extend beyond the natural boundaries of the building.

Vote: Passed, with 28 Board members in favor, and 10 in opposition (C. Booth, K. Bordonaro, D. Diether, R. Goldberg, L. Rakoff, R. Riccobono, S. Russo, S. Tyree, S. Wittenberg, E. Young).

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Dear Chair Srinivasan:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7 - LPC Item: 237 Bleecker Street (Carmin St.- Cornelia St), aka 233-237 Bleecker Street and 5 Carmin Street - Greenwich Village Historic District Extension II

An Italianate style wood frame building originally built as a stagecoach house c.1835 and altered c 1850.

Application is to reconstruct the facade and install storefront infill.

Whereas, the non-historic ground floor infill will be replaced with a new infill for retail space respectful of the building and the neighborhood; and

Whereas, the pressed tin facade will be replaced with new, like material and painted in the existing original color; and

Whereas, the existing non-historic windows will be replaced with windows in the original style; and

Whereas, the cornice will be restored; now

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8 - LPC Item: 57 Greenwich Avenue, aka 1 Perry Street (Charles. - 11th St)- Greenwich Village Historic District

A Greek revival style residence built in 1844-45.

Application is to modify a masonry opening.

Whereas, one small non-historic window will be replaced with a window matching the existing window above thus restoring symmetry to the façade: now

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9 - LPC Item: 223 W. 13th Street (6th Av – 7th Av) - Greenwich Village Historic District
Application is to reconstruct windows, install protective glazing, replace brownstone with portico to match, remove paint, and create a stair to the cellar.

Whereas, the facade is to be restored with scored brownstone at the basement level, smooth brownstone at the parlor level and restoration of the brick above;

Whereas, a non-historical window on the parlor level is to be replaced with a copy of the existing original parlor window; and

Whereas, the existing non-historical wooden portico is to be replaced with a portico in brownstone, historically correct for the building; and

Whereas, new iron work will be in a style correct for the building; and

Whereas, stairs will be added in the areaway to provide access to the cellar; now

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10 - LPC Item: 30 Christopher Street (Gay – Waverly) - Greenwich Village Historic District Application is to legalize alterations to an approved permit for flower boxes.

Whereas, the adaptation of the approved flower box design is not obtrusive and is keeping with the style of the building and serves a very useful security purpose; now

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

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



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. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Alize Beal, CAU
Emily Rich, Public Information Officer, Landmarks Preservation Commission