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Bo Riccobono, *First Vice Chair*
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Bob Gormley, *District Manager*



Erin Roeder, *Treasurer*
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COMMUNITY BOARD No. 2, MANHATTAN

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April 26, 2010

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 April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

Item 1 - 247 West 12th Street (W.4th/Jane)– Greenwich Village Historic District
A garage building built in 1923. Application is to enlarge an existing rooftop addition. Zoned R-6

Whereas, the proposed enlargements will be minimally visible from the street, partly due to the ornamental structures on the corner of the building that will obstruct the view; now

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

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Item 2 - 3 Greenwich Avenue (Christopher/Sixth Avenue)– Greenwich Village Historic District
A one-story commercial building built in the 20th century. Application is to install storefront infill, signage and lighting.

Whereas, the 1940 tax photo showed there was a boxcar diner at this location, certainly not a structure that would contribute to the district; and

Whereas, the current taxpayer building was approved by the Commission and this application calls for modification of its windows and doors; and

Whereas, although the modification produces a storefront with a decidedly European flavor that may not represent the typical Village style, located at this location in the hubbub of the Central Village, the proposal will not detract from the district; now

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

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Item 3 - 58 Barrow Street (@ Bedford, within Chumley's courtyard)– Greenwich Village H.D.
A house built in 1827. Application is to reconstruct the building and to raise the height of the front façade and roof.

Whereas, the reconstruction not only duplicates but improves the existing, condemned building by standardizing the windows on the upper floor and by the removal of the fire escape; and

Whereas, raising the height of the structure by 2' 6" will not be very noticeable from the street; now

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

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Item 4 - 11 Fifth Avenue (W. 9th, The Brevoort Apartments)– Greenwich Village Historic District
An apartment building built in 1956. Application is to enclose a portion of a terrace.

Whereas, there was a question raised whether enclosing the terrace would increase the F.A.R. in this overbuilt building. The applicant said DOB was investigating and we urge LPC also to make sure this query is not overlooked; and

Whereas, the changes to the windows are minimal and may actually be an improvement; now

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

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Item 5 - 33 West 8th Street (5th/6th)– Greenwich Village Historic District

A Greek Revival style rowhouse built in 1833 and altered in the early 20th century to accommodate storefronts at the first and second floors.

Application is to legalize the installation of display windows without LPC permits.

Whereas, the building has been brutally altered over the years and 8th Street is a hodge-podge of styles and alterations; and

Whereas, this proposal is an improvement; now

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

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Dear Chairman Tierney:

At its Full Board meeting on April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2ND LANDMARKS MEETING

Item 1 – 429 Broome St. – SoHo Cast Iron Historic District A store & loft building built in 1859. Application is to install new storefront infill & modify fire escape.

Whereas the proposal is to extend the current storefront out to just behind the present front columns with store windows between the outer ones and a door between the two center columns, and

Whereas the current sign panels at the front will be reused for new signs, yellow with gold lettering, and

Whereas the vertical sign above the first floor will be replaced with a similar size sign, 12'6" x 2'6" and

Whereas the present drop ladder for the fire escape is too tall for the building code, and it will be replaced by a short fire escape leading to a fire balcony placed between the windows on the building which will lead to a retractable straight drop ladder from there to the ground,

Therefore be it resolved CB#2, Man. has no objection to the proposed new storefront for 429 Broome St. as long as it is behind the columns, although the transom bar above the signs seems thicker than necessary, and has no objection to the new fire escape, but

Be it further resolved CB#2, Man. objects to the vertical sign which is not appropriate to the building and also seems unnecessary in view of the other signs already proposed.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Item 2 – 54 Crosby St. – SoHo Cast Iron Historic District.

A two-story building altered in 1980. Application is to enlarge the ground floor opening and install new infill.

Whereas the Landmarks 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 failed to appear before the Community Board Committee, nor did he contact us for a layover,

Therefore be it resolved CB#2, Man. strongly recommends denial of this Application for 54 Crosby St. in the absence of this important step in the review process.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Item 3 – 24 Bond St. – NoHo Historic District

A Renaissance Revival style store & loft building designed by Buchman & Deisler & built in 1893. Application is to install sculptures on the façade.

Whereas this building was before us previously with some sculptures to be placed on the façade by the resident artist, and

Whereas this proposal is to add more papier mache sculptures on the façade of the building, extending from the current ones, primarily above the first floor, to just below the top floor of the building, and

Whereas this proposal led to a 4-3 vote of the Committee against the extension of the sculptures on the basis that the additional sculptures were just too much,

Therefore be it resolved CB#2, Man. does not recommend approval of the additional sculptures for 24 Bond St.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Item 4 – 226 West 10 St. – Greenwich Village Historic District.

A Greek Revival style rowhouse built in 1847-48. Application is to paint the primary façade.

Whereas we were assured by the applicant that the current brick-red paint on the building could not safely be removed without causing damage to the façade of the building, and

Whereas the proposed color shown to us was beige/white with black trim on the door and windows, similar to the colors on other such buildings in the area,

Therefore be it resolved CB#2, Man. has no objection to the change of color on 226 West 10 St. provided the Commission concurs that the removal of the present paint on the building would cause damage.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Item 5 – 29 Bank St. – Greenwich Village Historic District. A Greek Revival style house built in 1840. Application is to alter window openings, install windows and doors, reconstruct the rear façade, and excavate the rear yard.

Whereas the proposal is to extend the first floor front windows down to the floor level, and make them French doors, and

Whereas the applicant wants to add two windows on the side of the building, which is visible from the street since the adjacent building is set back from the front lot line, and

Whereas the proposal includes adding a penthouse to the top of the building, set back 20' from the front wall and 7' from the rear wall of the building, and

Whereas at the rear of the building the two lower floors which extend out in an irregular shape from the building will be replaced with two new lower floors, squared off and in line with the existing building, in brick rather than stucco at the request of the LPC,

Therefore be it resolved CB#2, Man. does not recommend approval of the changes to the first floor front windows or the new windows in the side wall since neither appear to be original to the building at 29 Bank St., and

Be it further resolved CB#2, Man. believes the Commission should ascertain whether any original material exists under the extension of the two lower floors in the rear, but if no original material exists, we would then recommend approval of the new brick floor extensions at the rear of the building and we also have no objection to the materials for the penthouse, and

Be it further resolved CB#2, Man. questions the lowering of the rear yard at 29 Bank St.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Item 6 – 7 MacDougal Alley – Greenwich Village Historic District

A studio building designed by John Bayley Day, built in 1899, and altered by C.R. Lamb in 1901. Application is to construct a pergola.

Whereas although the proposed pergola on the roof of 7 MacDougal Alley will be visible from MacDougal St., the proposal is to plant fast-growing wisteria against the frame, which is in keeping with other such plantings in the Alley and will hide it from view,

Therefore be it resolved CB#2, Man. recommends approval of the proposed pergola on the roof of 7 MacDougal Alley.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Item 7 – 689 Washington St. – Greenwich Village Historic District Extension.

A neo-Georgian style townhouse designed by Peter Franzese & built in 1980-81. Application is to construct a wall in the front yard.

Whereas the purpose of the wall is to separate the front yard of the house from the vacant lot next door, and

Whereas the brick wall is only 6' high, and the vacant lot will probably be built on some time in the future, making the wall unnecessary,

Therefore be it resolved CB#2, Man. has no objection to approval of the brick fence proposed for 689 Washington St.

Vote: Unanimous, with 40 Board members in favor.

Jo Hamilton, *Chair*
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Dear Chairman Tierney:

At its Full Board meeting on April 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Item 8 – Washington Square Park Comfort Station

Whereas, the existing buildings were constructed in the 1960s and are utilitarian in design; and

Whereas, the proposed comfort station will combine the three existing buildings into a single structure; and

Whereas, although not of a style reflecting the original park design or the current renovation, the proposed structure, unpretentiously, is what it is: namely, an functioning utilitarian *park* building, suitable in its context and blending into the park environment; and

Whereas, the design, materials and form do not detract from this historic park; now

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

Vote: Unanimous, with 40 Board members in favor.

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

Sincerely,

A handwritten signature in blue ink that reads "Jo Hamilton". The signature is written in a cursive style and is set against a light blue rectangular background.

Jo Hamilton, Chair
Community Board #2, Manhattan

A handwritten signature in black ink that reads "Sean Sweeney". The signature is written in a cursive style.

Sean Sweeney, Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan

JH/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Thomas K. Duane, 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
Sandy Myers, CB2 Liaison, Man. Borough President's office
Lolita Jackson, Manhattan Director, CAU
Andrew Berman, Greenwich Village Society for Historic Preservation
Jenny Fernandez, Director of Government & Community Relations,
Landmarks Preservation Commission
David Reck, Zoning Committee, CB#2, Man.