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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

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April 20, 2012

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 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

FIRST LANDMARKS MEETING

1. 323 Canal St. – SoHo Cast Iron Historic District.

A Federal style rowhouse built in 1821 with a commercial ground floor, which was installed in the mid 19th Century. Application is to install new storefront infill and alter the roof.

Whereas, the application is to alter the present storefront by creating a storefront with one large window and double doors into the commercial space, and replacing the current rolldown gate over the residential entrance with a single panel wood framed door, and

Whereas, the applicant plans a base for the storefront with 6” of granite (to keep out the water) and 12” of wood above, the same design to be replicated on the new residential door, with paneling, and repainting the lintels above the windows with a brown to match the storefront and residential entrance,

Therefore, CB#2, Man. recommends approval of the front façade changes to this building, but

Whereas, the applicant also intends to install windows in the front of the sloped roof and extend the rear of the sloped roof to create an additional roof with windows, and

Whereas, at present, the adjacent building and another on the block all have the same single dormer on a sloped roof,

Therefore be it resolved, CB#2, Man. recommends denial of the proposed changes to the rear and roof of 323 Canal St.

Vote: Unanimous, with 37 Board members in favor.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
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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 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2. 8, 10, 11 Bond St. aka 358-364 Lafayette St. - NoHo Historic District.

An altered factory building built circa 1920, and a one-story garage building, designed by Sapolsky & Stobodien and built in 1959. Application is to demolish the factory building and garage and construct a seven-story building.

Whereas, the proposal is to construct a new building with six stories, the first floor for retail, and a top floor set back as a penthouse, and

Whereas, the new building would have a pattern of three windows with a divider for all the floors above the first floor on both Bond St. and Lafayette St., with glass windows curving around the corner of the building, and

Whereas, the building is taller than most of the other buildings in this immediate area, and

Whereas, the glass corner is quite out of character in this area where the buildings usually have a solid masonry corner and

Whereas, despite the applicant's attempt to create a design with sets of three windows with a divider between, the building still has extremely horizontal lines with a prefab quality,

Therefore Be It Resolved CB#, Man. recommends denial of this proposal for 8, 10, 12 Bond St.

Vote: Unanimous, with 37 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on April 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3. 47 West 8 St. – Greenwich Village Historic District.

A Greek Revival style rowhouse built in 1845 and altered in the early 20th Century to accommodate stores at the first two floors. Application is to alter and re-clad the storefronts at the two-story commercial base.

Whereas, this is the building where, a short time ago, a stone front was added to the storefront, the second floor was recessed from the front of the building, and artificial ivy was layered over the stone work, and

Whereas, the current application is to restore the second floor façade to where it was originally, and get rid of the ivy and stone front, and

Whereas, the second floor will have three glass windows with dark grey frames, and

Whereas, the first floor will have a store window with similar dark grey framing and dark grey dividers, there will be a base 1'4" tall of metal, and the door will be inset 18" with a transom above, and

Whereas, this is certainly an improvement over the artificial storefront formerly installed,

Therefore Be It Resolved CB#2, Man. recommends approval of the proposal for 47 West 8 St.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4. 451 Hudson St. – Greenwich Village Historic District.

A rowhouse built in 1827 and altered in the Greek Revival style. Application is to legalize the installation of a gate and fence at the areaway without LPC permits.

Whereas, the fence and gate installed are on the line between the public sidewalk and the private front yard, and

Whereas, the fence and gate are of wrought iron similar to many such fences in the area,

Therefore Be It Resolved CB#2,Man. recommends approval of the fence and gate for 451 Hudson St.

Vote: Passed, with 36 Board members in favor, and I recusal (R. Ely).

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Dear Chairman Tierney:

At its Full Board meeting on April 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5. 66 Leroy St. – Greenwich Village Historic District Extension II

A Colonial Revival style library building designed by Carrere & Hastings and built in 1904-06, with a stripped Classical style addition designed by Raphael Glueroft and built in 1974. Application is to install rooftop mechanical equipment and acoustical panels.

Whereas, the rooftop units will be minimally visible from a few angles and the 10' tall sound barriers are required to keep the noise of the equipment from disturbing adjacent residents, and the color will be grey per request of the Landmarks Commission,

Therefore Be It Resolved CB#2, Man. recommends approval of the rooftop mechanical equipment and acoustical panels for 66 Leroy St.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6. 495 Broadway – SoHo Cast Iron Historic District.

A Beaux-Arts style store and loft building designed by Alfred Zucker and built in 1892-93. Application is to paint the facade, modify the storefront infill, and install signage.

Whereas, the storefront currently contains two round posts and two flat panels on the front of the building, and these will be repaired and retained, and

Whereas, the panels will enclose the storefront and the posts will separate two store windows, a store entrance and a door and panel for the residential entrance, and

Whereas, signage will be in a panel above the store and one small blade sign, and the storefront will be painted dark grey and

Whereas, since the first floor is so tall, the store will have a panel of diamond wire glass above the store windows and doors,

Therefore Be It Resolved CB#2, Man. recommends approval of this application for 495 Broadway.

Vote: Unanimous, with 37 Board members in favor.

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Bo Riccobono, *First Vice Chair*
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Dear Chairman Tierney:

At its Full Board meeting on April 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

7. 540 Broadway – SoHo Cast Iron Historic District.

A store and warehouse building designed by D&J Jardine and built in 1867. Application is to install storefront infill and legalize the installation of a flagpole without LPC permits.

Whereas, this is a though-block building with facades on Broadway and at 78 Crosby St. and

Whereas, the applicant intends to re-create the three part first floor to match the three part upper floors by recreating panels between his store windows to line up with the separations and arches on the upper floors, and

Whereas, the new storefront will be a wood façade with bulkhead, a recessed store door and a recessed entry to the upper floors with a recessed panel next to this door and a panel from this recessed panel to the front façade of the building, and

Whereas, the channel letters of the signage as shown to us were too large for the space and should be slightly smaller, and

Whereas, the applicant will remove the illegal (not LPC approved) flagpole, and

Whereas, on the Crosby Street side of the building, the current messy façade will be replaced with a new storefront placed within the existing pillars, the existing louvers above the windows will be replaced with small louvers and/or mesh materials mimicking the louvers, with glass transoms between the louvers and the store windows and doors, with a 28" bulkhead from the floor of the store, and

Whereas, the pillars will be retained and repaired, with a double door to the new store, and a store window installed replacing the present brick section, but

Whereas, the entrance to the upper floors is slated to remain as currently existing but with an additional window installed to replace the current brick section between the upper floor lobby and the store,

Therefore Be It Resolved CB#2, Man. recommends approval of the Broadway changes except for suggesting that the lettering on the sign be reduced slightly, and recommends approval of the Crosby St. façade except for the treatment of the residential entrance, which clashes with the commercial entrance and storefront.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2ND LANDMARKS MEETING

8. 134-146 West 12 St. (Reiss Building) – Greenwich Village Historic District.

A Utilitarian brick & stone building designed by Eggers & Higgins & built in 1953-54. Application is to modify the façade & construct additions.

Whereas, the proposal is to complete the street wall along 12th St. where the former proposal had a setback for part of the street wall, and

Whereas, a new cornice will be added to the building above the first floor, and

Whereas, the windows will be extended to create taller casement windows on either end of the building with a panel of square smaller paned windows in the center to create a three part series of windows on the façade of the building, and

Whereas, the entrance to the building will be moved to the center of the building, with two garage entrances and two smaller doors beside them at the left of the building, the garage to contain 95 parking spaces for the residents, plus two doors at the right of the building for the two 1st floor apartments, and

Whereas, the entrance to the building will have a cloth canopy extended to poles at the curb, and

Whereas, above the sixth floor of the building there will be a series of three setbacks, with picket type fences painted black or dark charcoal at the edges of each setback for safety, and

Whereas, the limestone base of the building will be repaired, and

Whereas, this design is superior to the former, landmark approved, design, and

Whereas, there was also community support for this proposal, including a letter from the steering committee of “Protect the Village Historic District” group;

Therefore Be It Resolved CB #2, Man. recommends approval of this proposal for 134-146 West 12th St.

Vote: Unanimous, with 37 Board members in favor.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on April 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

9. 251 Centre St. – SoHo Cast Iron Historic District.

A Renaissance Revival style store & loft building designed by Albert V. Porter & built in 1901-02. Application is to remove a sidewalk hatch and install a cellar access stair, railings, & a gate.

Whereas, the proposal is to remove an existing sidewalk hatch and replace it with a stair to the cellar with a gate and railings, and

Whereas, the extension into the public sidewalk would be approximately 4'4" in a sidewalk that is 14' wide, and

Whereas, to accommodate headroom for the stair, a portion of the storefront would be removed,

Therefore Be It Resolved CB#2, Man. recommends denial of this application since it requires removal of part of the historic storefront at 251 Centre St.

Vote: Unanimous, with 37 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



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Dear Chairman Tierney:

At its Full Board meeting on April 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

10. 54 Bond St. – Bowerie Lane Theater, originally Bond St. Savings Bank – Individual Landmark. A French Second Empire style building designed by Henry Englebert & built in 1873. Application is to enlarge an existing rooftop addition.

Whereas, the enlargement to the existing rooftop addition is minimally visible, but

Whereas, this building is an individually designated landmark,

Therefore Be It Resolved CB#2, Man. recommends denial of this application for 54 Bond St.

Vote: Unanimous, with 37 Board members in favor.

Brad Hoylman, *Chair*
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Dear Chairman Tierney:

At its Full Board meeting on April 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

11. 168 West 4 St. – Greenwich Village Historic District Extension II (Tio Pepe)

An altered Renaissance Revival style tenement building with a commercial ground floor.
Application is to alter an existing rear yard addition.

Whereas, the current rear yard of the restaurant has a peaked roof 10'9" tall and, because rainwater drains toward the adjacent rear yard, the proposal is to replace the existing peaked roof with a slanted roof pitched toward this building with the maximum height at the rear lot line 11' tall, and

Whereas, the proposal also will include a fireplace at the rear corner of the enclosure with a chimney, which will not be visible from the street,

Therefore Be It Resolved CB#2, Man. recommends approval of this application for 168 West 4 St.

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

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
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Dear Chairman Tierney:

At its Full Board meeting on April 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

12. 30 Grove St. – Greenwich Village Historic District.

A Vernacular Greek Revival style rowhouse with early Italianate style & traditional features built in 1851-52. Application is to construct rooftop & rear yard additions & alter ironwork.

Whereas, this building is part of a six building row, and

Whereas, the proposal is to extend the first floor at the rear 7' into the yard and realign the first floor to create two stories with the cellar, the two floors to have a glass rear wall, and

Whereas, the 3rd and 4th floors would extend out to match the rear wall line of the adjacent building, and

Whereas, a glass greenhouse would be created on the roof, plus two air conditioning units, mechanical equipment and an extension of the chimney, and

Whereas, the current fence in front of the building would be removed and replaced with a fence in the style of the existing fence for the curving metal stair in the front yard, and an additional gate would be created in the front fence to allow easier access to the curving stair, and

Whereas, although the concept of the additional gate in the fence would be all right, the style of the fence and gate should be historic, and

Whereas, if the greenhouse is visible (we could not tell since the applicant did not bring sightline photos or drawings), the greenhouse should be denied, and

Whereas, this proposal would remove almost all the original historic material on the rear of this building,

Therefore be It Resolved CB#2, Man. recommends denial for the rear of this building at 30 Grove St.

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



Brad Hoylman, Chair
Community Board #2, Manhattan

BH/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Sheldon Silver, State Assembly Speaker
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
Pauline Yu, Manhattan Director, CAU
Andrew Berman, Greenwich Village Society for Historic Preservation
Jenny Fernandez, Director of Government & Community Relations,
Landmarks Preservation Commission