

David Gruber, *Chair*
Bo Riccobono, *First Vice Chair*
Jo Hamilton, *Second Vice Chair*
Bob Gormley, *District Manager*



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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April 22, 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 April 24, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

2ND MARCH MEETING

1 - LPC Item: 192 7th Avenue South (W.11) - Greenwich Village Historic District

A one-story commercial building built in 1920 and altered after 1940.

Application is to demolish the existing building and construct a new building. Zoned C2-6

Whereas, there was no objection to the demolition of the existing building; and

Whereas, the applicant made an effort to unite the West 11th Street facade with its neighbors on that street; but

Whereas, overall, the design just does not work; and

Whereas, although incorporating masonry into the West 11th facade, committee members thought that there actually should be more glazing. The windows are proportionately too small; enlarging them will give that facade more appeal; and

Whereas, there was criticism of the use of the brick facade as a screen over the glass wall rather than proper windows; and

Whereas, the hybrid facade presented problems, with committee members wondering why there is such an aversion to brick on 7th Avenue South; and

Whereas, there were objections to the brick sliver on 7th Avenue South in the midst of the glass, and objections to the steel and glass turning the corner onto West 11th Street; and

Whereas, there was objections over the schizophrenic duality of the design; now

Therefore, be it resolved that Community Board 2 recommends denial of this application.

Vote: Unanimous, with 38 Board members in favor.

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April 25, 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 April 24, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

1ST APRIL MEETING

2 - LPC Item:5 - 80 Wooster Street (Spring/Broome) - SoHo-Cast Iron Historic District

A Beaux-Arts style stores and storerooms building designed by G.A. Schellinger and built in 1894. Application is to legalize the installation of mechanical equipment and a flagpole without Landmarks Preservation Commission permit(s).

Whereas, 80 Wooster is famously influential for innovative trends that others later adopted: the artist co-op movement, the Fluxus art movement, avant-garde cinema, the planting of street trees in a manufacturing district – and installation of commercial banners. In fact, an eponymous book has been written illustrating the building's role in the neighborhood's evolution; and

Whereas, well over thirty years ago, a gallery that occupied the ground floor placed a banner announcing its presence. Other galleries also did this, and this advertising medium was soon copied by retail operations to such an extent that it got out of hand, and the Commission, thankfully, put an end to it, demanding small, simple blade signs; but

Whereas, 80 Wooster installed the banner in the Wild West days of SoHo, when City permits were viewed as a suggestion and not a requirement. In fact, many of these pioneers did not even realize a permit for this type of installation was even necessary; and

Whereas, in that respect, many would say this banner has been grandfathered; and

Whereas, there has never been a complaint about the banner in over thirty years, until what appears to be a vengeful neighbor dropping a dime over a perceived slight; but

Whereas, the flagpole is rather long and the building would benefit were it shortened a couple of feet; and

Whereas, the air conditioner in question is not permanent, is placed in a double-hung window as per LPC guidelines, is not attached to nor damages the structure, and is actually less obtrusive than just about any other air conditioner in the historic district; now

Therefore, be it resolved that Community Board 2 recommends approval of this long-standing banner and approval of the window air conditioner, but would prefer a shorter flagpole.

Vote: Unanimous, with 38 Board members in favor.

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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 24, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

3 - LPC Item:6 - 129 Spring Street (Greene/Mercer) - SoHo-Cast Iron Historic District

A Federal style rowhouse built in 1817.

Application is to construct rooftop and rear yard additions, alter the roof, and replace storefront infill.

Zoned M1-5a

Whereas, the restoration of the facade, the new slate roof, the window restoration and the reconstructed dormers are commendable; and

Whereas, the rooftop work will not be visible from the street and there is no doughnut, just a private alley that is blocked off from public view; and

Whereas, although we bemoan the loss of the original masonry of the historic rear wall, the applicant wishes to remove it in order to expand the commercial space, and this rear wall, like the rooftop, is not visible from the street; and

Whereas, the proposed storefront is a vast improvement over the inappropriate bi-fold French doors that were permitted about twenty years ago.

However, the proposal does not reflect the storefront seen in the 1940 tax photo or a storefront we would expect in an 1817 Federal rowhouse; and

Whereas, to better maintain the historicity of the rowhouse, instead of the proposed entry door placed at one end of the storefront with the large display window to its left, it would be better for the building and the district if the door were centered and flanked with two smaller display windows on each side; and

Whereas, to have a more historical reference, we would prefer the color of the storefront to be better reflective of the historical palette, and, accordingly, for the storefront to be wooden and not metal; now

Therefore, be it resolved that Community Board 2 recommends approval of the facade work and the rooftop and rear yard work; but suggests a more historically accurate storefront configuration, with the door centered and flanked by two display windows, and built of wood and not metal.

Vote: Unanimous, with 38 Board members in favor.

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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 24, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

4 - LPC Item:9 - 153 West 13th Street (6th/7th) - Greenwich Village Historic District
A Greek Revival style rowhouse built in 1847-48.
Application is to construct a rear addition and excavate at the rear yard. Zoned R6

Whereas, this modification is an improvement over the previously approved application and is in line with the two adjacent buildings; now

Therefore, be it resolved that Community Board 2 recommends approval of this application.

Vote: Unanimous, with 38 Board members in favor.

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One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on April 24, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

5 - LPC Item:10 - 320 West 12th Street, aka 607 Hudson Street-Greenwich Village H.D.
A neo-Federal style hotel building designed by Ralph Townsend and built in 1905.
Application is to construct a pergola.

Whereas, the pergola is minimally visible from the street; now

Therefore, be it resolved that Community Board 2 recommends approval of this application.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 24, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

6 - LPC Item:11 - 20 Fifth Avenue, aka 2-4 West 9th Street-Greenwich Village Historic District
A neo-Classic style apartment building designed by Boak & Paris and built n 1939-40.
Application is to replace windows.

Whereas, the current windows are clearly in terrible disrepair and this condition is causing harm to the rest of the building; and

Whereas, the proposed windows are of a style and material befitting this building; now

Therefore, be it resolved that Community Board 2 recommends approval of this application.

Vote: Unanimous, with 38 Board members in favor.

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

At its Full Board meeting on April 24, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

7 - LPC Item:28 - 101 MacDougal Street (Bleecker/West3rd) - South Village Historic District

A tenement building designed by A. B. Ogden and built 1883.

Application is to alter the ground floor and install storefront infill

Whereas, we understand the applicant's logic for two identical storefronts, mirroring each other; but

Whereas, the existing storefront was installed prior to designation and does not resemble an appropriately historical storefront; and

Whereas, such a storefront would have, for example: a recessed paneled bulkhead, a wooden-framed window, a wooden door with panels and moulding, and non-vinyl signage; and

Whereas, the proposed storefront presents none of these historical features; and

Whereas, we should not recommend duplicating a storefront that has not been approved by the Commission, one with no historical reference; now

Therefore, be it resolved that Community Board 2 recommends denial of this application because it is not reflective of a storefront such a building would have had historically; and, further, we suggest that the Commission create a task force to establish guidelines appropriate to this newly-designated and sorely non-compliant district.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 24, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

8- LPC Item:29 - 341 West 12th Street - Greenwich Village Historic District
A Greek Revival style rowhouse built in 1846-47.
Application is to construct a rear yard addition. Zoned R6

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

Vote: Unanimous, with 38 Board members in favor.

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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 24, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

9 - LPC Item:25 - 155 Wooster Street (s.w. corner @ Houston) - SoHo-Cast Iron Historic District
A Classical Revival style store and loft building designed by George F. Pelham and built in 1897-1898. Application is to renew and amend a master plan governing the future installation of painted wall signs. Zoned M1-5A

Whereas, the advertising signs painted on this wall since the master plan was established have been remarkable, attractive and well accepted, unlike so many other garish signs in the neighborhood; and

Whereas, no real rationale was provided by the applicant for this change to the master plan. We can only assume that it is meant to make the signs more closely resemble and compete with the garish, brash signs that abound in non-historic districts; and

Whereas, if it ain't broke, don't fix it; and

Whereas, the one request that seems reasonable is the increase of the term of the master plan allowing content changes at staff level from three to five years; now

Therefore, be it resolved that Community Board 2 recommends denial of the applicant's request to modify the first four terms of the existing master plan regarding the style of the signage, since the existing master plan has produced so many attractive and stylish signs; but does recommend approval of the request to extend the term during which staff can approve content change from three (3) to five (5) years and recommends approval of the existing master plan.

Vote: Unanimous, with 38 Board members in favor

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NYC Landmarks Preservation Commission
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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on April 24, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

4 - LPC Item:27 - 224 Centre Street (s.e. corner @ Grand) - Odd Fellows Hall - Individual Landmark

An Anglo-Italianate style institutional building designed by Trench & Snook and built in 1847-48. Application to install fire escape balconies and construct a stair bulkhead.

Whereas, it is unfortunate that additional fire escapes must be installed on the facade of this individual landmark, but public safety trumps public aesthetics; now

Therefore, be it resolved that Community Board 2 recommends of approval of this application.

Vote: Passed, with 37 Board members in favor and 1 in opposition (Diether).

David Gruber, *Chair*
Bo Riccobono, *First Vice Chair*
Jo Hamilton, *Second Vice Chair*
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NYC Landmarks Preservation Commission
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Dear Chairman Tierney:

At its Full Board meeting on April 24, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

5 - LPC Item:28 - 48 Great Jones Street -NoHo Historic District Extension

A Renaissance Revival style store and loft building designed by A.V. Porter and built in 1896-97.
Application is to remove cast iron vault lights.

Whereas, the sidewalk and its support beams, as well as the few remaining vault lights, are in terrible condition; and

Whereas, vault lights and their metal work are iconic features of this historic district, but are very expensive to replace; now

Therefore, be it resolved that Community Board 2 prefers that the applicant spring to replace and restore the more attractive and historical vault lights; but, if that is not feasible, at least save on site whatever are still extant, and proceed with the work as proposed.

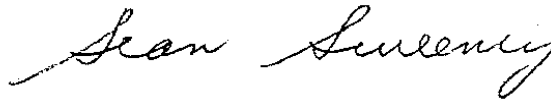
Vote: Unanimous, with 38 Board members in favor.

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

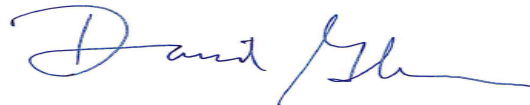
Sincerely,



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