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Bob Gormley, *District Manager*



Erin Roeder, *Treasurer*  
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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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October 1, 2010

Robert B. Tierney, Chair  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**The following resolutions were adopted at the August 17, 2010 Executive Committee and the Full Board on September 23, 2010**

### **1<sup>ST</sup> AUGUST LANDMARKS MEETING**

**I. (LPC Item 5) – 357 Canal St. – SoHo Cast Iron Historic District.** A Store & loft building designed by W.T. Beers & built in 1855. Application is to install storefront infill.

**Whereas** besides the proposal for the new storefront, the applicant also intends to repair the corner of the first floor cornice which is in disrepair, and

**Whereas** the roll down gates will be removed and the roof cornice will also be repaired, and

**Whereas** the two cast iron columns, uncovered during the preliminary examination, will be retained and the counterweights will be removed, and

**Whereas** the Canal St. storefront will be altered, specifically the entrance door, to match or be similar to the entrance to the storefront on the adjacent building, and

**Whereas** along the side of the building, the metal doors will be painted, with louvers over some of the paneling, and

**Whereas** the proposed awnings on the first floor Canal St. windows will be retractable, and security gates will be interior only, and

**Whereas** there is no information at the present time on signage and lighting because there is no tenant for the commercial space yet, and

**Whereas** the applicant volunteered that he was undecided about whether the side of the building should be metal rather than brick,

**Therefore be it resolved** CB#2, Man. finds the proposals for 357 Canal St. appropriate and recommends approval, but would prefer masonry or brick rather than the metal.

Vote: Unanimous, with 36 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**2. 40 Fifth Avenue – Greenwich Village Historic District** A Neo-Georgian Style apartment house designed by Van Wart & Wein & built in 1929. Application is to modify window openings.

**Whereas** the changes proposed are for the duplex on the top two floors of this building set back from the outer wall, and therefore are minimally visible, and

**Whereas** the proposal is to insert a larger window between two of the existing windows on the lower floor of the duplex, and

**Whereas** the new window and the older existing windows will go back to the original small-paned windows, replacing the single pane windows installed sometime in the past,

**Therefore be it resolved** CB#2, Man. recommends approval of the proposed changes for the penthouse apartment at 40 Fifth Ave.

Vote: Unanimous, with 36 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

### **2<sup>ND</sup> AUGUST LANDMARKS MEETING**

**3. 361 Sixth Avenue** - Greenwich Village Historic District Application is to install new storefront infill & signage.

**Whereas** the applicant intends to remove the existing storefront, which consists of two center doors with two large windows on either side and transom windows above and also one additional window with transom around the side of the building facing onto Washington Place, and

**Whereas** the existing storefront will be replaced with a single center door and two side panels, three full-length windows above a bulkhead on either side of the center door and two additional windows on the side of the building, all of which will be openable (in anticipation of a sidewalk café on the site), and

**Whereas** a signage panel will be installed across the front of the store and also extending around the side of the building, white with pin-on letters, and

**Whereas** the existing retractable awning will be replaced with a new retractable awning and a smaller retractable awning will be installed below the signage on the side of the building, and

**Whereas** the material for the new storefront will be aluminum, painted brown, rather than a wood storefront, and

**Whereas** the former side door into the building will be restored for use by the restaurant, and

**Whereas** lighting will be narrow tract lights below the awning, and

**Whereas**, although the retractable awnings on the front of the building were acceptable, most of the rest of the design was not:

The central door with two side panels looked unimpressive,  
The French windows are not in character for this building or area,  
French windows on the side street facing St. Joseph's Church and school are not acceptable, also this is a residential block,  
The aluminum, even when painted brown, is not in character for the area,  
The signage with the white background was too white, and it was noted the signage did not cover the whole building frontage, leaving a space between the end of the sign and the adjoining building and that the signage extended too far along the side of the building, extended to line up with the windows above instead of extending only over the store window,  
The proposed side door which was to be restored needed a transom to go with the rest of the building,

**Therefore be it resolved** CB#2, Man. recommends denial of this application for 361 Sixth Ave.

Vote: Unanimous, with 36 Board members in favor.

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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**The following applications were heard at the September Landmarks & Public Aesthetics Committee meeting, and adopted at the September Full Board meeting.**

### **1<sup>ST</sup> SEPTEMBER LANDMARKS MEETING**

**4. 558 Broadway** – SoHo Cast Iron Historic District. A commercial building built in 1860 & altered in 1920. Application is to replace storefront.

**Whereas**, the application is to alter the storefront, but the three columns are to remain, on either side of the entry door to upstairs and one at the other end of the façade, and

**Whereas**, the proposal is to install a glass front with double doors to the store with steel mullions, and

**Whereas**, there will be a 16” bulkhead and a band across the top of the first floor with signage of flat red letters,

**Therefore be it resolved** CB#2, Man. recommends approval of this application for 558 Broadway.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**5. 245 Bleeker St. (formerly NY Hot Dog & Coffee) – Greenwich Village Extension II**  
A Federal style row house built in 1829 with major alterations completed in 1926. Application is to install storefront infill & signage.

**Whereas**, the application is to reduce the existing 6 folding doors to 4 folding doors with horizontal divider, and paint the storefront a beige color, and

**Whereas**, there will be a fixed awning with signage only on the flap and

**Whereas**, there will also be a blade sign 2'7" by 4', and

**Whereas**, lighting will be under the awning,

**Therefore be it resolved** CB#2, Man. recommends approval of most of the plan for 245 Bleeker St., but would prefer a retractable awning and the blade sign reduced to 2' x 3' or smaller.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**6. 257 Bleecker St., (Wafflemeister) corner of Cornelia St. – Greenwich Village Historic District Extension II**

**Whereas**, the present storefront has a recessed door and 2 store windows, one facing the street and the second facing the recess at the door, and

**Whereas**, the application is to replace the present recessed door with a glass door and side panel, and

**Whereas**, the current front of the store will be replaced with two brick walls on either side of one openable window for service above an opaque glass panel, and

**Whereas**, a polished steel column is planned for the corner of the store, and

**Whereas**, the Cornelia St. side of the building, now brick, would be opened up with 3 sets of windows 6'4" high, each divided into 3 folding wood and glass panels, openable, and

**Whereas**, retractable awnings are planned over each Cornelia St. window and one on Bleecker St., with signage on the flaps and narrow lighting fixtures under the awnings. and

**Whereas**, signage on both Bleecker St. & Cornelia St. will be brown with white lettering,

**Therefore be it resolved** CB#2, Man. recommends denial of this application for 257 Bleecker St. for the following reasons:

The metal post on the corner is out of character for this area.  
The lentils on the Bleecker St. side should be retained.

The plan for Cornelia St. is inappropriate for this narrow street and requires too much brick to be removed.

The signage is overdone.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**7. 263 Bleeker St. – Greenwich Village Historic District Extension II**  
A Renaissance Revival style tenement building designed by Horenburger & Straud & built in 1904. Application is to install storefront infill & signage.

**Whereas**, the present sidewalk hatch. now mostly open, will be closed except for deliveries, and

**Whereas**, the storefront will be changed to two store windows with a glass panel above, and the logo painted on the glass window, and

**Whereas**, the door will be glass with a transom, and

**Whereas**, the trim on the storefront will be white painted wood with white tile, and

**Whereas**, the awning will be retractable with the logo on the flap, and

**Whereas**, the art glass panels above the storefront will be retained and repaired,

**Therefore be it resolved** CB#2, Man. recommends approval of the application for 263 Bleeker St.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**8. 34 Gansevoort Street (LPC Item 8) - Gansevoort Market Historic District**

An Italianate style French flats with store building designed by Charles Mettam and built in 1870. Application is to install signage.

**Whereas**, the blade sign will not impose itself upon the structure or the district, neither will the letter signage dangling from the canopy, or the modest signage on the window; and

**Whereas**, the pendant lights reflect the industrial character of the neighborhood; now

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

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**9. 32-36 Little West 12th Street, aka 823-827 Washington Street (LPC Item 9)** - Gansevoort Market Historic District. A neo-Grec style building designed by James Stroud and built in 1880. Application is to install signage and lighting.

**Whereas**, it is unclear whether the two existing flagpoles and commercial banners are legal, and the Commission should research that question; and

**Whereas**, a minority of the committee thought that, with two existing commercial banners, the proposed 20-foot square sign would be excessive; but

**Whereas**, a majority did not think that three commercial signs would detract from the building or the district; and

**Whereas**, the proposed lighting under the awning should be of moderate level and the color of incandescent bulbs; now

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

**Further, be it resolved** that CB#2, Man. recommends that the Commission check its records to see whether the two existing banners are permitted.

Vote: Passed, with 30 Board members in favor, and 6 in opposition (K. Berger, D. Diether, J. Hamilton, B. Hoylman, S. Sweeney, E. Young).

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Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**10. 17 Bank Street (LPC Item 10) - Greenwich Village Historic District**  
An Italianate style rowhouse designed by Linus Scudder and built in 1857-57.  
Application is to demolish a skylight, construct a rooftop addition, and alter the rear facade.

**Whereas** the Landmarks Preservation Commission's own 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 CB#2, Man. strongly recommends denial of this application in the absence of this important step in the review process, and

**Further, be it resolved** that CB#2, Man. strongly urges that, before the Commission further entertains this application, *the Chair order the applicant to return and present before the community board*, which the vast majority of applicants do willingly and diligently and from which obligation this applicant should not be excused, but, rather, be required to follow, lest LPC send a bad signal to the more conscientious and professional applicants who present before the Commissioners.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**11. 75 Jane Street (LPC Item 11) - Greenwich Village Historic District**

A Greek Revival style rowhouse designed by Peter Van Antwerp and built in 1846-1847.

Application is to rebuild the rear wall and a rear extension and excavate rear yard.

**Whereas**, the restoration to the front is commendable, and the proposed bulkhead and fence on the roof are unobtrusive; and

**Whereas**, the excavation in the rear would not damage any historic material nor detract from the doughnut; but

**Whereas**, in the desire to have the ground floor extend ten feet farther in order to enlarge the interior living area, this proposal would destroy forever the entire, existing, original rear wall that has survived since 1846; and

**Whereas**, the current owner purchased the house with the existing 20<sup>th</sup>-century wooden extension, which is in such disrepair that the owner claims it is unsalvageable.

The claim of the complete deterioration may or may not be correct, but the sad state in which it exists is a classic example of Demolition by Neglect. It appears that the prior owner never maintained the extension and may have left the windows open, exposing the extension to the elements for a long period of time. Thus, careful deliberation should be undertaken to determine whether destroying the remainder the existing wooden structure can be justified; and

**Whereas**, instead of simply replicating or repairing the existing wood structure, the applicant prefers to discard it and install a modern design that introduces a marked verticality in an district where such verticality is not historical; and

**Whereas**, the rear of these Greek Revival houses are symmetrical; this proposal is not; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of the bulkhead and fence, as well as the garden excavation; but

**Further, be it resolved** that CB#2, Man. recommends denial of the proposal to destroy the original brick wall, as well as the wooden extension, which should be restored - not destroyed and replaced with an inappropriate modern interpretation.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**12. 533 Hudson Street, aka 116 Charles Street (LPC Item 12)** - Greenwich Village Historic District A Federal style rowhouse built in 1827. Application is to install a roof deck and railings, and legalize an HVAC unit.

**Whereas**, the roof deck will not be visible and the proposed wrought-iron fence is acceptable; but

**Whereas**, the proposal to conceal the very visible HVAC unit by painting it a color that would attempt to camouflage it fails. Better would be some sort of screening or open lath; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of the roof deck and fence; but

**Further, be it resolved** that CB#2, Man. recommends a screen or lath to conceal the HVAC, instead of simply painting the unit.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**13. 367-369 Bleeker Street (LPC Item 13) - Greenwich Village Historic District**

A French Second Empire style multi-family dwelling with ground floor stores constructed in 1868 and designed by Henry Engelbert. Application is to install storefront infill and signage.

**Whereas**, we commend the applicant for removing the awnings and we feel that the proposed signage is tasteful; but

**Whereas**, there was uncertainty whether the building's fenestration of multi-pane windows was present prior to designation, or was approved later as part of a Master Plan, or was installed without LPC permission; but

**Whereas**, assuming the fenestration is permitted, there was discussion whether the ground-floor store window should resemble the upper-floor multi-pane windows, or, instead, reflect the larger display windows of the retail stores on that block that are typical of the historic district; and

**Whereas**, it was agreed that, if the multi-pane windows are indeed protected, that look should be retained throughout the building, including the ground-floor retail; and, further,

**Whereas**, it was felt that the proposed larger display window and storefront infill represents something plugged-in to imitate an old-fashion look, but which actually plugs in a brand logo and corporate look; and

**Whereas**, on the other hand, we believe that if the multi-pane fenestration has *not* been permitted by LPC, nevertheless, it should be legalized and retained; and

**Whereas**, the proposed black color for the window frame is unacceptable. It should be painted green like all the other window frames in the building, to maintain a chromatic unity; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of the signage and the removal of the awning; but

**Further, be it resolved** that CB#2, Man. recommends denial of the request to replace the multi-pane store window with a single pane display window.

Vote: Unanimous, with 36 Board members in favor.

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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

October 1, 2010

Robert B. Tierney, Chair  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**14. 224 West 10 St., - Greenwich Village Historic District.**

A Greek Revival style rowhouse built in 1847-48. Application is to construct a stoop, alter the front façade and rear window openings and install a rear deck.

**Whereas**, applicant's plans for the front façade of the building is to make changes to duplicate the front facade of the adjacent 226 West 10 St., both originally Greek Revival rowhouse from 1847-48, and

**Whereas**, the changes include removing the front and rear fire escapes, replacing the existing ground level entrance and arched window above it with a stoop and entrance at the first floor with a paneled door, side columns & glass paneled lintel with a cornice above it, and

**Whereas**, the new stoop will have wrought iron railings which will continue along the front lot line with a matching fence similar to 226 West 10 St., and

**Whereas**, at the rear of the building the original proposal to enlarge the top floor windows has been withdrawn, and

**Whereas**, the original rear door on the parlor floor will be replicated and a new staircase to the garden will be replaced with a more appropriate railing, and a balcony with a similar railing will be constructed at the parlor level, and

**Whereas**, additional changes proposed for the rear façade are replacing the two parlor floor windows which match the upper floors with two floor length double panel glass doors, and similar doors at the basement level,

**THEREFORE BE IT RESOLVED** that CB#2, Man. compliments the applicant on the proposed changes for the front façade, removal of the fire escapes, and on the rear facade recreating the parlor floor entrance and stair with iron work railings and the balcony, but

Although the changes on the cellar level are perhaps acceptable since the floor length windows are not very visible since they are under the balcony, the windows at the parlor level should match those on the upper floors,

**BE IT FURTHER RESOLVED** that CB#2, Man. recommends approval of the rest of the changes for 224 West 10 St., but recommends denial of the changes to the parlor floor windows.

Vote: Unanimous, with 36 Board members in favor.

Jo Hamilton, *Chair*  
Bo Riccobono, *First Vice Chair*  
Sheelah Feinberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



Erin Roeder, *Treasurer*  
Susan Kent, *Secretary*  
Elaine Young, *Assistant Secretary*

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Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**15. 17 Bank St. – Greenwich Village Historic District.**

An Italianate style rowhouse built in 1856-57. Application is to demolish a skylight, construct rooftop additions, install a balcony at the front facade, and alter the rear façade.

**Whereas**, the proposal is to excavate about an 18” deep area into the rear yard for about 14’, and

**Whereas**, three windows on the rear wall will be replaced by three doors in line with the windows above, and

**Whereas**, the existing skylight will be replaced with a new skylight 7’ by 7’ by 6’ high and a new rooftop addition set 20’ back on the roof and not visible from the street, and

**Whereas**, the three windows on the top floor will be replaced by three louvers and, although they are the same size as the windows, they change the appearance of the rear wall, making the wall above them with the parapet seem too high and too industrial,

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends approval of most of the changes for 17 Bank St., but has concerns about the louvers and wall above them and would suggest LPC look at the other possibilities such as copper coping at the top of the brick wall or perhaps a railing instead of brick for the top of the wall.

Vote: Unanimous, with 36 Board members in favor.

Jo Hamilton, *Chair*  
Bo Riccobono, *First Vice Chair*  
Sheelah Feinberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



Erin Roeder, *Treasurer*  
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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**16. & 17. 150 7<sup>th</sup> Ave. South aka 25-27 Charles St.** – Greenwich Village Historic District.  
A Classical Revival style apartment building designed by George F. Pelham and built in 1903. Application is to modify signage installed without Landmarks permits and to install signage and awnings.

(Although these are listed as one item on the Landmarks calendar the applications deal with two separate commercial establishments so the Committee discussed and voted on them separately.)

**16. 25 Charles St.**

**Whereas**, this application is for signage for a commercial establishment on the basement level of the building which also contains another commercial establishment on the first floor, also with signage, and

**Whereas**, this establishment has or had two large signs attached to the fence plus strings of colored lights and neon lighting on the fence, and a neon sign inside the window, and

**Whereas**, the applicant has already removed the neon and colored lights on the fence and proposes smaller signs on the fence,

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends approval of only one sign 2' x 8" attached to the fence at 25 Charles St., that the second sign be removed or placed inside the store, and the neon sign inside the store be at least 18" inside the window if this is in conformity with the regulations, and no use of TV on the sidewalk.

Vote: Unanimous, with 36 Board members in favor.

Jo Hamilton, *Chair*  
Bo Riccobono, *First Vice Chair*  
Sheelah Feinberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



Erin Roeder, *Treasurer*  
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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 23, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

### **17. 150 Seventh Ave. South, 1<sup>st</sup> floor barber shop.**

**Whereas**, the applicant's presentation was not very clear and sometimes didn't match the photos he showed, the remarks of people who saw the shop or their photos, and

**Whereas**, the applicant state he would decrease his signage to the flaps of the two retractable awnings to be installed over the window on Charles St. and the door on 7<sup>th</sup> Ave. So., plus a lighted, moving, barber pole 36" high and 9" wide attached to the 7 Ave. So. side of the building installed using existing holes in the wall, and which would be lighted only when the store was open, and

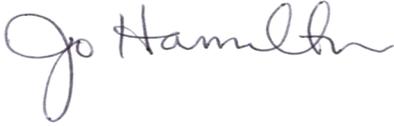
**Whereas**, the only other signs for this shop would be an unlighted 10" x 10" "Hair Cut" sign in the shop window and a neon "Open" sign 18" back from the shop window, and all other signage to be eliminated (the moving sign inside the store entry, the "temporary" signs outside the store, etc.)

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends approval of this application for 150 7 Ave. So., provided all of the above conditions are agreed to.

Vote: Unanimous, with 36 Board members in favor.

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

Sincerely,



Jo Hamilton, Chair  
Community Board #2, Manhattan



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, Land Use & Development Committee, CB#2, Man.