

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



Amanda Kahn Fried, *Treasurer*  
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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)

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

January 12, 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 December 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

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

**Item 1 - 648 Broadway (Bleecker/Bond, east side)** – NoHo Historic District  
A Renaissance Revival style store and loft building, designed by Cleverdon & Putzel, and built in 1891-92, with two upper stories designed by Robert T. Lyons, added in 1898.  
**Application is to install new storefront infill.**

**Whereas**, the restoration and renovation are commendable; and

**Whereas**, the repositioning of the door does not detract from the building or the district; and

**Whereas**, the materials are appropriate; but

**Whereas**, there was a question regarding the six-foot door handles, which is not a traditional dimension; however, the committee agreed it was *de minimus*; now

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

Vote: Unanimous, with 35 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on December 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**Item 2 - 323-325 Bleecker Street (Christopher/Grove, east side)**– Greenwich Village H.D.  
A neo-Renaissance style apartment building designed by George F. Pelham and built in 1902.  
**Application is to legalize the installation of storefront infill without Landmarks Preservation Commission permits and to replace the cornice removed without LPC permits.**

**Whereas**, the materials, style and proportion do not detract from the district; and

**Whereas**, we appreciate especially the proposed 24” storefront bulkhead, which is a traditional height; now

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

Vote: Unanimous, with 35 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 December 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**Item 3 - 49-531/2 Grove Street, aka 317-321 Bleecker Street- Greenwich Village H.D.**  
Two six-story buildings designed by Herter Brothers and built in 1889.  
**Application is to replace a storefront.**

**Whereas**, we appreciate the retractable awning and tasteful signage, although we note that the LED recessed lighting is not historic; and

**Whereas**, we realize that this is a 'modern' storefront and not in the style of a building of this vintage, but it does not detract from the building or the district; and, further,

**Whereas**, we appreciate that the applicant is not proposing the terribly inappropriate French doors that we see so often proposed for restaurants here, but instead utilizes a more traditional style: namely, windows that can open inward, which will serve the function of the restaurant, while still respecting the facade; now

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

Vote: Unanimous, with 35 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on December 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

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

**Item 1-827 Washington Street** (Gansevoort Market Historic District) A neo-Grec style market building designed by Joseph M. Dunn, built in 1880, and altered in 1940. Application is to install signage and lighting.

**Whereas**, applicant is seeking permission to hang a sign on the canopy outside its boutique store; and

**Whereas**, the proposed dimensions are 12 inches in height, 54 inches in width, and 3 inches in thickness and seem to be within the parameters of signs of other stores along that block of Washington Street

**Whereas**, the applicant seeks to use black acrylic for the sign material; and

**Whereas**, the applicant seeks to illuminate the sign with small spotlights mounted on the sides of the canopy girders; and

**Whereas**, the applicant currently has only a small sign painted on the glass door to the store; and

**Whereas**, the applicant will not drill into the building's pilasters; and

**Whereas**, the sign seems unobtrusive; now

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

Vote: Unanimous, with 35 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 December 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**Item 2 - 22 Jane Street** (Greenwich Village Historic District). A Romanesque-Revival style stable designed by Charles H. Demarest and constructed in 1868. Application is to reconstruct the front facade.

**Whereas**, the applicant renovated the property in 1996; and

**Whereas**, more recently, the applicant obtained permission from LPC to renovate the building to its original design in line with a 1941 tax photo; and

**Whereas**, according to the applicant, during the renovation work the upper portion of the building became structurally unsound due to water damage and the applicant obtained permission to remove the upper portion of the building; and

**Whereas**, the applicant believes it must build the entire façade of the building with new proposed brick material and

**Whereas**, the cornice of the building remains intact; and

**Whereas**, the applicant represented that it obtained permission from LPC staff to rebuild most of the building with the new proposed brick; and

**Whereas**, the proposed brick material and texture are irregular, seem wrong for the aesthetics, and would create the wrong lines for the building; and

**Whereas**, the presentation was confusing and did not clarify what permission the applicant had obtained from LPC regarding the proposed brick; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of the application to use the proposed brick on the upper portion of the building only if the applicant obtained permission from LPC to use the proposed brick on the lower portion of the building, given the design issues noted above, including the protruding lip of the brick design.

Vote: Unanimous, with 35 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 December 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**Item 3- 86 Bedford Street (Greenwich Village Historic District).** A house and stable built in 1831 and altered in the 20<sup>th</sup> century. Application is to reconstruct and raise the height of the rear portion of the building.

**Whereas**, the front portion of the building has been occupied by the legendary Chumley's bar; and

**Whereas**, the building suffered structural problems and the applicant has made efforts to preserve the character of the building while ameliorating the structural issues; and

**Whereas**, the applicant had previously obtained a permit from the Department of Buildings to demolish the rear portion of the building; and

**Whereas**, the second floor of the building does not have enough head space for residential use and

**Whereas**, the proposal would entail raising the roof and ceiling by two feet and finishing the courtyard wall with two feet of stucco, which is only visible from the street if the courtyard gate is open, and even then is practically not visible; and

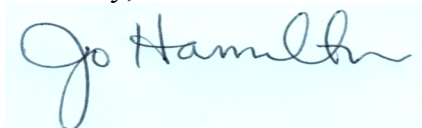
**Whereas**, the second floor was an addition, the building has deteriorated over time and the applicant seems to have taken serious steps to preserve what is capable of being preserved; now

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


Vote: Unanimous, with 35 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 Nadler, Congressman  
Hon. Thomas Duane, NY State Senator  
Hon. Deborah Glick, Assembly Member  
Hon. Scott Stringer, Man. Borough President  
Hon. Christine 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  
Tony Avella, Chair, Council, Land Use Committee  
Peter Janosik, Council, Land Use Committee  
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.