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



Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

December 19, 2011

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 December 15, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

1. LPC #11 – 295 Lafayette St. (Puck Building) – Individual Landmark.

A Romanesque Revival style commercial building designed by Albert Wagner & built in 1885-86 with alterations in 1891-92 & 1897-99. Application is to install HVAC louvers.

Whereas, the Puck Building is an individual landmark, and

Whereas, although only 5 windows out of the 75 windows will have the new louvers, and one of these is blocked from sight by the fire escape and others are on a narrow alley and not easily visible from the street, but

Whereas, on this building the large green louvers seem inappropriate and could set a precedent for other such large louvers to be inserted into picturesque arched windows,

THEREFORE BE IT RESOLVED CB#2, Man. recommends that this application for 295 Lafayette St. be denied and another solution for the HVAC units be found.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on December 15, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2. LPC #12 – 2-6 West 4 St. aka 693-687 Broadway – NoHo Historic District.

A Beaux-Arts style store & office building designed by William C. Frehne, built in 1908. Application is to replace storefront infill and signage.

Whereas, this proposed Duane Reade store plans to replace the present store windows with single pane windows with a 24” bulkhead below the windows, and

Whereas, the proposal is for four signs on each façade of the building, two with halo lighting, and

Whereas, this storefront is on Broadway where it might be appropriate to have single pane store windows, but

Whereas, the eight proposed signs seems too much, and should be reduced to perhaps one sign on each façade, and any halo lighting should be soft lighting,

THEREFORE BE IT RESOLVED CB#2, Man. recommends approval of the proposal for the windows, but believes the amount of signage should be reduced for 2-6 West 4 St.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on December 15, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3. LPC #13 – 440 Lafayette St. – NoHo Historic District.

A Second Empire-style carriage warehouse designed by Edward H. Kendall, built in 1870-71 & altered in 1888-1891. Application is to replace windows.

Whereas, the proposal is to remove the current security gates on the second floor and replace the wood windows with tall two over two aluminum windows to match the existing ones, and

Whereas, the minor differences in the windows are not easily apparent from the street,

THEREFORE BE IT RESOLVED CB#2, Man. recommends approval of this application for 440 Lafayette St.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on December 15, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4. LPC #15 – 214 West 11 St. – Greenwich Village Historic District.

An Italianate style rowhouse built in 1856. Application is to replace windows.

Whereas, the proposal for the first floor is for casement windows of three over three panes with a two pane transom window above, and

Whereas, the proposed windows above the first floor are two over two panes, and

Whereas, the buildings 210-214 are similar in style, and 210 is the model which should be used for any changes to the rest of the row, and

Whereas, above the first floor, the windows should be two over two casement windows with a two pane transom above, similar to 210,

THEREFORE BE IT RESOLVED CB#2, Man. recommends approval of the windows for the first floor but recommends the plans for the upper floor windows be changed to 2 over 2 casement windows with a two-pane transom above for 214 West 11 St.

Vote: Unanimous, with 35 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 December 15, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2ND LANDMARKS MEETING

1 - LPC Item:6 - 261 Canal Street, aka 21-23 Howard Street (Broadway/Lafayette) – SoHo-Cast Iron Historic District Extension. An Italianate style store and loft building built c. 1853-57. Application is to install storefront infill and modify the loading platform.

Whereas, the restoration overall is commendable. This is be the largest storefront on Canal Street and will be a great improvement to that thoroughfare, as well as providing a benchmark for the rest of the street. The proposal takes a battered storefront and upgrades it to an attractive space within an historical context; and

Whereas, the proposed signage is in scale and does not detract from the building or the district; and

Whereas, the restoration of the bulkhead is welcomed; and it is commendable that the applicant chooses not to have a low bulkhead, but rather maintains a bulkhead whose height conforms to those in traditional storefronts in the historic district; and

Whereas, repairing and replacing many of the historic elements on both facades will improve the building and the district; and

Whereas, moving the exterior gates to inside is commendable; but

Whereas, we have a problem with the two central bays on the Canal Street façade, bays number six and seven, which represent the central core of the building.

We understand why the applicant designed these two bays so asymmetrical, since bay seven covers an elevator shaft, which is not original to the building.

But we prefer that the bays be symmetrical, with a door in bay seven, reflecting and matching the door arrangement in bay six. Doing this would tie in the two bays with the symmetry of the paired bays on the upper floors that form the central core of this 1850s facade.

The applicant expressed reservation that such a solution is faux; however it conforms to the double door treatment in the historic tax photo and is no more faux than the treatment the applicant proposes; now

THEREFORE BE IT RESOLVED that CB#2, Man. recommends general approval of this application; but,

FURTHER, BE IT RESOLVED that CB#2, Man. recommends that a door replace the proposed window in bay seven, so that the storefront will be more symmetrical and uniform.

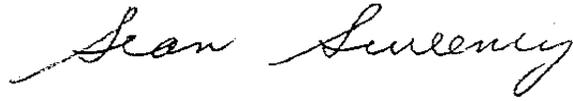
Vote: Unanimous, with 35 Board members in favor.

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

Sincerely,



Brad Hoylman, Chair
Community Board #2, Manhattan



Sean Sweeney, Chair
Landmarks & Public Aesthetics Committee
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
David Reck, Land Use & Business Development Committee, CB#2, Man