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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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March 13, 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 January 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

1. LPC 11 – 278-290 Lafayette St. aka 115-127 Crosby St. & 2-6 Jersey St. – SoHo Cast Iron Historic District Extension.

A Neo-Grec style factory building built in 1891-92 & designed by John R. Thomas. Application is to replace storefront infill & install a condenser unit.

Whereas, the arches above the first floor will enclose 2 glass panels and a center door, and above these panels will be three panels fitting under the arched top, and

Whereas, in one of these upper panels on one window, an air conditioning unit will be placed in front of the glass, with a tube into the window, and painted black to be as inconspicuous as possible, and

Whereas, the signage will consist of the name of the store painted on the glass window,

Therefore be it resolved CB#2, Man. recommends approval of this application for 278-290 Lafayette St.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

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

2. LPC 12 – 150-154 Prince St. aka 436-422 West Broadway – SoHo Cast Iron District Extension.

A Renaissance Revival style store & tenement building designed by Pasquale Sauda & built in 1906-07. Application is to install new storefront infill.

Whereas, the proposal is to replace the first floor cornice and remove the storefront below it, and

Whereas, the applicant intends to expose the cast iron columns now covered over and repair the brick column, and

Whereas, the baseboard will be 16" high made of diamond plate metal, and

Whereas, the storefront will have three signs – one sign cut into the metal sign band above the storefront and illuminated from within, one 3-1/2" round projecting sign similar to the blade signs common in SoHo, the sign attached to a mortar joint and not into the brick, and one sign painted on the store window,

Therefore be it resolved that CB#2, Man. recommends approval of this application for 150-154 Prince St.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

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

3. LPC 13 – 6 Ave. & West 9 St. – Greenwich Village Historic District.

The northeast corner of 6th Ave. & West 9 St. Application is to install new newsstand.

Whereas, the applicant came to our meeting without the proposed design for the new newsstand, and

Whereas, he stated that the newsstand was being relocated from the corner of 6th Ave. and Waverly Pl. and would be 10' from the corner, but

Whereas, the CB#2, Man. Sidewalks, Public Facilities & Public Access Committee previously rejected this newsstand on numerous grounds; and

Whereas, we were given almost no other information on the style of the newsstand, colors and materials, or how it would fit into this site within the Historic District,

Therefore be it resolved CB#2, Man. requests that the applicant return to the Community Board with more of the required information, and, at this time, cannot recommend approval of this newsstand for 6th Ave. & 9th St.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

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

4. LPC 14 – 64 Bank St. – Greenwich Village Historic District.

A Greek Revival style rowhouse built in 1841 & altered in the late 19th Century. Application is to modify a window opening & install ironwork.

Whereas, the applicant intends to change a former door to a window to match the other windows and to install a gate on the 3rd window to match the other two windows, and

Whereas, the shutters will be replaced on all the windows with new wooden shutters, but

Whereas, the ironwork for the fence is not appropriate to the age of the building,

Therefore be it resolved that CB#2, Man. recommends approval of the changes to the windows and shutters, but request that the fence be replaced with one in the style of 1831 buildings in the area.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

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

5. LPC 15 – 8 Christopher St. – Greenwich Village Historic District.

A brick residence built in 1839. Application is to replace storefront infill, alter the front façade, modify the window openings & install windows, a balcony, and rooftop mechanical equipment.

This was a complex application.

Whereas, the storefront will have a stone base the same size as the current one, but with taller windows and a door, and the narrow cornice above the storefront will be replaced, and

Whereas, the cornice proposed at the top of the building is not correct. It should be wooden with a drip molding and crown, and a return on the sides leading into a gutter system to drain off the water, and

Whereas, on the rear façade the long window with a balcony is inappropriate, and the new deck with French doors will need a railing if it is approved, and

Whereas, the design is not unified and consistent – the windows on the sides can be different but the rear windows should be consistent with the front, and

Whereas, the roof equipment is not overly visible, and therefore could be approved,

Therefore be it resolved CB#2, Man. recommends approval of the storefront and roof equipment, but feels the other elements of this application for 8 Christopher St. require more thought and work.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

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

6. LPC 17 – 416 West 13 St. – Gansevoort Market Historic District.

A neo-Classical style factory and office building designed by Trowbridge & Livingston and built in 1901-02. Application is to replace windows.

Whereas, this is the renewal of a permit formerly issued by LPC but which has expired and some work still needs to be completed on the building, and

Whereas, work on the West 13th St. side of the building has already been completed and approved, and

Whereas, the work still remaining to be done on the Little West 12th St. side consists of cleaning and painting the panels and re-installing the double hung windows per the original plans,

Therefore be it resolved that CB#2, Man. recommends approval of the application to renew the permit for 416 West 13 St.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

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

7. LPC 16 – 47 West 8 St. – Greenwich Village Historic District.

A Greek Revival style rowhouse built in 1845 & altered in the early 20th Century to accommodate stores at the first two floors. Application is to legalize façade alterations without LPC permits and install new storefront infill.

This application was heard and rejected by CB#2 last month. If there have been changes since that time, the applicant did not show up at our meeting to tell us about them.

Therefore be it resolved that we reaffirm our former denial of this application.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

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

2ND LANDMARKS MEETING

8. 449 Broadway aka 26 Mercer St. - SoHo Cast Iron Historic District.

A store building, built in 1868, & a store & loft building built in 1855. Application is to install storefront infill & signage.

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 failed to appear before the Community Board Committee, nor did he contact us for a layover,

Therefore Be It Resolved CB#2, Man. strongly recommends denial of this application for 449 Broadway, in the absence of this important step in the review process.

Vote: Unanimous, with 40 Board members in favor.

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

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

9. 532 Broadway – SoHo Cast iron Historic District.

A store building designed by Ralph S. Townsend & built in 1896-97. Application is to alter storefront infill.

Whereas, the proposal is to eliminate the current door into the left-hand store and extend the storefront to the column, and

Whereas, the proposal will continue to maintain the line of the panel above the storefronts, the dividing line (horizontal) below this panel, and the baseboard at the bottom of the storefront, to match those on the adjacent store, and

Whereas, the entrance to this store will be through the left-hand building entrance, with the only changes to that section of the building to replace the present door panels with glass panels but in the same shape and size as those on the right hand building entry,

Therefore Be It Resolved CB#2, Man. recommends approval of the changes to 532 Broadway.

Vote: Unanimous, with 40 Board members in favor.

Brad Hoylman, *Chair*
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One Centre St., 9th Floor North
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Dear Chairman Tierney:

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

10. 5 West 8th St. (Hotel Marlton) – Greenwich Village Historic District.

A neo-Classical style apartment building designed by Hugo Kafka, & built in 1900-02. Application is to enlarge the bulkhead, install rooftop mechanical equipment, construct an addition, install awnings, a canopy & storefront infill.

Whereas, the application is to remove the window air conditioning units and replace them with rooftop units, and the central unit will be slightly larger than the current rooftop equipment unit, and

Whereas, the proposal also included adding a fence around three sides of the roof but not at the front where there is currently a parapet wall which will be repaired, and

Whereas, the fence, as proposed, would have been visible from the street, but the applicant has agreed to set back the fence about six feet from the front of the building to reduce its visibility, and

Whereas, when the cornice above the first floor was installed part of the decorative design above the windows was demolished, but the current proposal will retain the keystone element still remaining and repair the cornice, and

Whereas, the proposal called for larger windows on the first floor near the door, but it was suggested that the preferable solution would be to replace these two larger windows with windows with a pier between to match the other first floor windows, and the applicant stated he would consider this, and

Whereas, the proposed extension at the rear of the building with a skylight roof would not be visible since it is blocked by a lot line wall, and the additional windows on the penthouse will also be blocked from view by adjacent buildings and the parapet, and

Whereas, the addition of awnings and a canopy were not presented to us at this time but will be coming to us later,

Therefore Be It Resolved CB#2, Man. recommends approval of the proposals for 5 West 8th St. provided the roof fence is pulled back 6' from the front of the building and the first floor windows are revised to match the existing double windows at the right and left sides of the first floor.

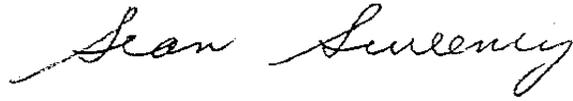
Vote: Unanimous, with 40 Board members in favor.

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