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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

[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

February 15, 2011

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 January 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**1 - LPC Item:11 - 252 West 12<sup>th</sup> Street** (W4th/Greenwich Ave) – Greenwich Village H.D.  
An Italianate style rowhouse built in 1857. Application is to construct rooftop and rear yard additions, excavate the rear yard, and replace windows. Zoned R6

**Whereas**, several neighbors and property owners attended the meeting to insist that the proposed work not damage their buildings, particularly the excavation work in the rear yard, which could compromise their buildings' foundation and the integrity of an old tree in the adjacent backyard; and

**Whereas**, the rooftop bulkhead is only minimally visible; and

**Whereas**, we believe that replacing the 4-over-4 windows with 2-over-2 is more historically accurate; and

**Whereas**, we have no problem with the removal of the existing rear-yard addition, but we do object to the removal of the historic masonry of the rear wall that this project would cause; and, further

**Whereas**, the proposed rear addition looks too much like a garage door. Instead, we would like to see three defined windows, so that it has more of the feel, appearance and scale of a tea parlor; and

**Whereas**, using the traditional tea-parlor concept as a point of reference, the design should employ a wood frame and should scale the windows differently to make them more consistent with the rest of the building; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of this application regarding the front windows and the roof bulkhead, as well as the rear excavation; but

**Further, be it resolved** that CB#2, Man. recommends denial of the proposed rear yard addition, and suggests that the applicant re-work the design to restore it closer to a more historic tea-parlor appearance.

Vote: Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on January 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**2 - LPC Item:12 - 69 Washington Place - Greenwich Village Historic District  
Held Over**

**3 - LPC Item:13 - 14A Washington Mews - Greenwich Village Historic District**

An apartment building designed by J.E. Terhune and built in 1884.

Application is to alter the areaway and side facades, replace windows, and construct a roof bulkhead.  
Zoned R-6

**Whereas**, the roof bulkhead will be minimally visible; and

**Whereas**, the alteration to the areaway and air shaft do not detract from the building or the mews; now

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

Vote: Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on January 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**4 - LPC Item:14 - 591 Broadway, a/k/a 164 Mercer Street** – SoHo-Cast Iron Historic District  
A store and loft building built in 1859. Application is to install painted wall signs. Zoned M1-5B

**Whereas**, there was indeed much signage historically in the Cast-Iron District, and as soon as the signs went up, even over a hundred years ago, civic groups, for instance, the Municipal Arts Society, bemoaned the deleterious effect these adverts produced on our streetscape and on our city's beautiful buildings; and

**Whereas**, there may have been some rationalization for wall signage back then, since the number of venues for advertising were far more limited than they are today; and

**Whereas**, walls of beautiful buildings cluttered with signage were unattractive then, so a reasonable person would ask why would we want to reproduce the errors of the past; and

**Whereas**, the signage proposed is presented as "commercial signage" by the applicant. However, Mercer Street is not an entrance to the store. Thus, the rationale for claiming it is a commercial sign is dubious, since a customer cannot enter the business on Mercer Street. We feel that it is basically an advertising sign, trumpeting a brand name; and

**Whereas**, there is more basis for accepting the signage on Broadway, since the sign is above the store's entrance and would point the shopper directly to the business; but

**Whereas**, we feel that it is too large and elongated, and would detract from this charming building; and

**Whereas**, we suggest reducing it in scale, perhaps to 8' by 24', which would show more of the masonry and would result in the sign 'floating' on the secondary façade, instead of 'rising up' from the base, as it was initially presented to us; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of the signage on Broadway, if it is reduced in scale and made to "float"; and

**Further, be it resolved** that CB#2, Man. recommends denial of the Mercer Street signage, since it would really only be an advertising sign, where no advertising sign had ever been before; and

**Further, be it resolved** that CB#2, Man. requests the Commission to consider whether black background with white lettering for the Broadway sign might be more appealing than the proposed black lettering on white background.

Vote: Unanimous, with 38 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. 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  
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.