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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

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REVISION TO RESOLUTION #9

February 10, 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 Item: 5 - 715 Broadway – NoHo Historic District

A Renaissance Revival style store and office building designed by Robert Maynicke and built in 1894-96. Application is to relocate a flagpole and install a stretch banner.

Whereas, the applicant knew there is a Master Plan for this building. So the applicant should have utilized the Master Plan, due to the greater layer of oversight such a Plan provides in an historic district; and

Whereas, the applicant failed to convince us of the need for dual identifying signage: one banner identifying the university and then others for the various academic departments. Wouldn't a single banner be able to dually serve those functions?; and,

Whereas, the stretch banners obscure the architecture of the piers; and, furthermore, they are installed incorrectly, being secured in the masonry instead of the hairline mortar joints; and

Whereas, the applicant requests that the main flag be placed above the cornice. However, granting that request would obscure that element's decorative details; and

Whereas, the proposed signage is not only excessive, but unnecessary; and,

Whereas, why the applicant needs such excessive signage to identify a school building makes no sense to us whatsoever.

Can the students not find their class without huge stretch banners to assist them?

Can the freshmen not be provided a map?

Cannot the students simply be instructed to go to Broadway and then proceed to the building that has "715" marked on the door?

Is that so difficult? Must handsome buildings in the historic district be plastered with stretch banners to assist directionally-challenged freshmen?; and

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends denial of this application.

Vote: Unanimous, with 39 Board members in favor.

Brad Hoylman, *Chair*
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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 January 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2 - LPC Item:6 - 726 Broadway – NoHo Historic District

A neo-Classical style garage, factory and warehouse building built in 1917-19, designed by Wm. Steele and Sons Co. Application is to install three stretch banners and a sign.

Whereas, removing one of the canopies would enhance the building and the district; but

Whereas, the sum of the flags requested would obscure the landmark-protected facade; and

Whereas, we offer the same arguments against this proposal for numerous signs on 726 Broadway that we did for a similar application across the street at 715 Broadway; namely, the number of signs requested are excessive, unnecessary and an insult to the intelligence of the students and their ability to find their way about town; and

Whereas, although many Broadway structures can reasonably accommodate a large banner in scale with a large building, the community board and the Commission rarely permit individual banners for the numerous businesses in a building. The general rule is: one building, one banner. It would be chaotic to give every business or department in a building permission to hang its own banner on the façade. Yet what this applicant is requesting would give precedent for other buildings to request multiple banners; now

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval for removing one of the canopies, but strongly recommends denial of the request for so many banners. One banner is sufficient.

Vote: Unanimous, with 39 Board members in favor.

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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:

3 - LPC Item:7 - 306 Bowery (Bleecker/Houston)– NoHo Historic District

A Federal style house built in 1820.

Application is to construct a rear yard addition. Zoned C6-1

Whereas, this application does not require destruction of historical fabric; now

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

Vote: Unanimous, with 39 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 Item:8 - 628 Broadway (Houston/Bleecker)– NoHo Historic District

An office building with Orientalized ornament, designed by H.J. Schwarzmann & Co. and built in 1882-83.

Application is to install storefront infill.

Whereas, the proposed color scheme integrates well with the rest of the building; and

Whereas, the applicant promised the landmarks committee orally that the base will be limestone, not the painted concrete that was on the drawing shown us; but

Whereas, although the existing three banners are grandfathered, they are very excessive and hide the decorative elements. So we urge the applicant to simplify the look by reducing the number of banners, which would enhance the storefront's appeal and thus could actually draw in more customers, to the benefit of the applicant; and

Whereas, the two new doors proposed are acceptable; and

Whereas, the addition of horizontal mullions on the display window are an improvement; 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 the Commission be sure to get a guarantee that the base will be limestone, as well as perhaps an acknowledgement from the applicant that the beautiful façade being proposed would be further enhanced by a reduction in the number of banners.

Vote: Unanimous, with 39 Board members in favor.

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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:

5 - LPC Item:9 - 128 West 13th Street (6th/7th)— Greenwich Village Historic District
A Renaissance Revival style apartment building designed by Bernstein & Bernstein and built in 1910. Application is to legalize painting the facade in non-compliance with Landmarks Preservation Commission permits

Whereas, we understand the conundrum this applicant is in; but

Whereas, we do have a responsibility to respect the building; now

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

FURTHER BE IT RESOLVED that CB#2, Man. recommends that the applicant need not remove the coating, but repaint the façade (the trim, lintels, sills and base) in a shade that closely resembles the natural color of limestone

Vote: Unanimous, with 39 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 Item:10 - 35 West 11th Street (5th/6th)— Greenwich Village Historic District
A modified rowhouse built in 1849-50. Application is to paint the facade and replace the windows

Whereas, the applicant should restore the parlor windows further by extending them down to their original floor-level; and

Whereas, the parlor windows should be 6/9 as the application calls for, but the lights should be concomitantly proportioned for the taller opening that we have proposed; and

Whereas, the color proposed is harmonious with this style of building; and

Whereas, the proposed basement-window replacements are acceptable and we are OK with the replacement grills; now

Therefore, be it resolved that CB#2, Man. recommends approval of the color scheme, the basement windows and grills; but

Further, be it resolved that CB#2, Man. recommends that the parlor windows be lengthened and that the lights be appropriately proportioned in scale.

Vote: Unanimous, with 39 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 Item: 11 - 135 7th Avenue South, aka 163 West 10th Street – Greenwich Village Historic District

A Victorian Gothic style apartment building designed by Charles Guentzer and built in 1866.
Application is to construct an addition. Zoned C2-6

Whereas, we feel it is alright to fill in the empty gap, as proposed; but

Whereas, the rear façade has what appears to be a vintage bay window and arched door; now

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

Further, be it resolved that CB#2, Man. requests the Commission to investigate how historic may be the bay window and the arched door in the rear, since we would be reluctant to see historic elements destroyed.

Vote: Unanimous, with 39 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:

8 - LPC Item: 12 - 145 West 10th Street (Greenwich/Waverly)– Greenwich Village Historic District
An Italian Renaissance Revival style apartment house built in 1901.
Application is to alter areaway window openings.

Whereas, we understand and approve of the change to the façade that the applicant requests, which is likely being done to accommodate a future retail tenant in the basement space; but

Whereas, we foresee at some point in the future that a commercial tenant might request business signage; and

Whereas, this residential building never had signage; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application, but subject to an absolute prohibition in perpetuity on any signage.

Vote: Unanimous, with 39 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

9 - LPC Item:9 - 487 Hudson Street (St. Luke's School) – Greenwich Village H.D.

A school building designed by Thomas M. Bell and built in the early 1950's with an adjacent playground.

Application is to construct an addition on a portion of the playground. Zoned R6

Whereas, three neighbors spoke in support of the application; and

Whereas, this is an attractive modernist building, well done in design and scale, but would look better in a more open campus or a different neighborhood; and

Whereas, it is not contextual with the historic district

- in its modular construction method (we were not given a satisfactory explanation why this method was being used)
- in fenestration (we have an expectation of more openings in the masonry)
- in materials (the pre-fabricated panels are of inappropriate texture) and
- in appearance (the canopy is a bit aggressive); and

Whereas, oddly, the building relates more to the abutting fence than the historic district;

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

Vote: Passed, with 36 Board members in favor, 2 in opposition (K. Berger, A. Hearn) and 1 abstention (D. Diether).

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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 - LPC Item:11 - 208 West 13th Street (Varick/Eighth – GLBT Center)– Greenwich Village Historic District

An Italianate style school building built between 1869 and 1899. Application is to replace doors

Whereas, the proposal will open up and bring in more daylight to the interior space; and

Whereas, the design makes this community building cheerful and inviting; now

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

Vote: Unanimous, with 39 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:

11 - LPC Item: 12 - 32 Morton Street – Greenwich Village Historic District

A utilitarian building designed by Hobart B. Upjohn and built in 1920.

Application is to enlarge window openings

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 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. recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 39 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:

12 - LPC Item: 13 - 47 West 8th Street (5th/6th)— Greenwich Village Historic District

A Greek Revival style rowhouse built in 1845 and altered in the early 20th Century to accommodate stores at the first two floors.

Application is to legalize facade alterations without Landmarks Preservation Commission permits and install new storefront infill.

Whereas, even within the eclectic West 8th streetscape, this design manages to aggressively stand out and draw attention to itself; and

Whereas, the storefront resembles an English castle with its small door and arched lintel, tiny windows, and rusticated façade (at least the ersatz ivy is gone); and

Whereas, the existing punched window openings are inappropriate for the historic district; and

Whereas, the proposal calls for adding expansive glazing across the second-floor fenestration, of which we approve; but retains small windows on the ground floor, imparting an incongruity between floors; and

Whereas, warnings from the applicant that removal of the existing ground-floor masonry would harm the building, would be very expensive, and would necessitate a sidewalk shed were not convincing enough to persuade us not to recommend the need to restore the façade to something more appropriate to the district; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application with the exception of the change to the second-floor fenestration.

Vote: Unanimous, with 39 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:

13 - LPC Item:14 - 396 Bleecker Street (Perry/11th)- Greenwich Village Historic District
A townhouse built in 1852-53. Application is to install storefronts. Zoned C1-6

Whereas, we appreciate their returning to the original ground-floor configuration that is so consistent within an historic retail strip like Bleecker Street; and

Whereas, we have no objection to the steel doors and bay windows; but the treatment of the brick is questionable; and

Whereas, on this stretch of Bleecker Street, elements like the proposed brick piers are not to be seen. Rather, thin masonry piers or else historically-inspired cast-iron or steel columns are very common; and

Whereas, a lot of brick is proposed for below the bay window. Having a brick base only adds to the monotony of so much brick. A different type of masonry should be used for the base, one more harmonious to the neighborhood; 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 re-working the balance of masonry with glazing in order to add a more authentic appearance to the storefront.

Vote: Unanimous, with 39 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:

14 - LPC Item:15 - 275 Bleeker Street (Jane/Cornelia)- Greenwich Village Historic District Extension II A Federal/ Italianate style rowhouse built c.1818 and altered in 1876.

Application is to legalize the re-cladding of the base of the building without Landmarks Preservation Commission permits.

Whereas, the prior wooden façade was more discreet, less flashy. This proposal is more aggressive, distracting, out-of-keeping with the neighborhood, and characteristic of mall architecture; now

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

Vote: Unanimous, with 39 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:

15 - LPC Item:16 - 640 Broadway, aka 172 Crosby Street and 60-74 Bleecker Street – NoHo Historic District

A Classical Revival style store, loft, and office building designed by DeLemos and Cordes, and built in 1896-97. Application is to amend a Master Plan governing the future installation of storefront infill.

Whereas, this is a beautiful restoration of a beautiful building; and

Whereas, extending the fire-escape baskets on the upper floors will not detract from the building; and

Whereas, the restoration of the cornice and brackets, as well as the store's bay window are an improvement, as will be the memorializing of the existing configuration of the storefront infill on Crosby Street; and

Whereas, as much as we like most of the proposed changes, we do note that it is a shame that the Broadway corner storefront does not extend eastward a bit further on Bleecker, to give the storefront added grace, style and proportion, as well as to replicate the original storefront that was extant in the old photographs; and

Whereas, although we usually reject applications for retro canopies without precedent on Broadway buildings, in this instance we feel that a canopy similar to the historical canopy shown in the photos would really be an improvement to the building and to the district, and strongly urge the applicant to consider including a canopy in the amended Master Plan; 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 requesting the applicant and the Commission to support extending the storefront a bit eastward on Bleecker Street and installing a canopy on the Broadway storefront

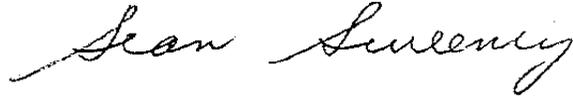
Vote: Unanimous, with 39 Board members in favor.

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

Sincerely,



Brad Hoyleman, 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