

David Gruber, *Chair*
Bo Riccobono, *First Vice Chair*
Jo Hamilton, *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

January 29, 2013

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 24, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

1 - LPC Item:16 - 45 Crosby Street (Broome/Spring)– SoHo-Cast Iron Historic District Extension
A Renaissance Revival/Romanesque Revival factory building designed by George H. Anderson and built in 1895-96. Application is to install a barrier-free access ramp.

Whereas, this situation is a self-created hardship. The request for a change of use is the cause of the problem that this unsightly ramp creates; and

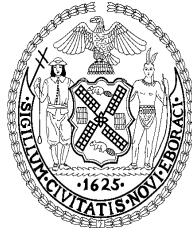
Whereas, Crosby Street sidewalks are among the narrowest in the city and this ramp would not only cause congestion, but would detract from the building and the district; and

Whereas, it was asserted but not substantiated that an inside ramp was impossible; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application because it is a self-created hardship: the request for a change of use creates the problem the unsightly ramp creates and because it was not substantiated that an inside ramp was impossible.

Vote: Unanimous, with 43 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 January 24, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2 – LPC Item:20 - 410 West 14th Street - Gansevoort Market Historic District
An Arts and Crafts style market building designed by James S. Maher and built in 1914.
Application is to install storefront infill.

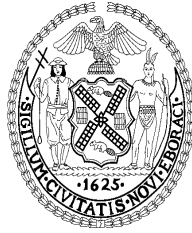
Whereas the Landmarks Preservation Commission's publication *The Certificate of Appropriateness Public Hearing: Information for Applicants* states that "applicants are strongly encouraged to contact the Community Board to arrange for review of the proposal before the public hearing"; and

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 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on January 24, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2ND LANDMARKS MEETING

1 - LPC Item:8 - 130 Prince Street (Wooster/W.Bdwy) – SoHo Cast-Iron Historic District. A garage building built in 1925. Application is to alter the ground floor and to install storefront infill, and a decorative sidewalk. Zoned M1-5A

Whereas, we welcome the return of the façade to a condition that respects the materials and configuration of the original storefront; and

Whereas, the proposed windows and sidewalk treatment are an improvement; but

Whereas, the lamps are too small, haphazardly placed, and not of the caliber of the rest of the restoration. One suggestion would be four larger light-fixtures, symmetrically-placed in relation to the overall façade; and

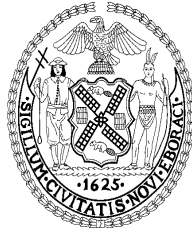
Whereas, the proposed sign box is continuous and placed directly behind the display window. It is our understanding that sign boxes should be at least 18" from the store window; and

Whereas, the new decorative cast-stone band above the storefront should protrude slightly from the brick face, to give a bit depth to the facade; now

Therefore, be it resolved that CB#2, Man. recommends general approval of this application. However, the lamps deserve a treatment that honors the size, scale and placement of the original lamps; the decorative cast-stone band on the storefront should protrude slightly; and the sign box should be placed 18' behind the display windows.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on January 24, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2 - LPC Item:9 - 130 Prince Street (Wooster/W.Bdwy) – SoHo Cast-Iron Historic District

A garage building built in 1925. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use Pursuant to Section 74-711 of the Zoning Resolution. Zoned M1-5A

Whereas, this application raises some concerns. Section 74-711 of the Zoning Resolution is intended to facilitate a request for a change-of-use in return for restoring to a high standard buildings in poor condition, or, echoing a more recent interpretation: for maintaining one's building in good repair; but

Whereas, this façade, which the applicant wishes to "improve" by removing it, is one that was installed with LPC approval as an "improvement" in 1986.

Now the applicant is essentially saying that the 1986 "improvement" was not really an improvement, that the original configuration and brick masonry, as well as glass windows, are more appropriate.

In return for correcting this "mistake" that was purposely created, a self-created hardship as it were, the applicant is requesting a change-of-use; and

Whereas, this novel and tortured interpretation of 74-711 could set a precedent by encouraging property owners who seek a use change to request LPC to alter a perfectly fine façade, wait several years, restore to the old façade, and then have the effrontery to request a use change. This is troubling and could create an unwanted precedent; but

Whereas, however, in this case, replacing the existing, unappealing storefront is certainly an improvement to the building and the historic district; and

Whereas, the proposed change-of-use would be to a conforming use common in the district, namely small-scale retail. So, it is not as if this applicant is abusing 74-711 in order to slyly introduce an onerous use; but, further

Whereas, the applicant should not later represent to any agency that approval of the landmarks portion of this application implies approval of the zoning portion; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application, while noting that this application is pushing the limits on the use of 74-711, when it claims that removing a storefront approved by the Commission is an “improvement” of that LPC decision.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on January 24, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3 - LPC Item:11 - 289 Bleecker Street (7th Ave.S.) – Greenwich Village Historic District
A vernacular building built c.1870-80. Application is to replace storefront infill.

Whereas, the presentation was engrossing, the narrative on the building's history informative and the proposed work commendable: a wonderful restoration of a mutilated façade to its original condition, without seeking in return anything from the LPC: now

Therefore, be it resolved that CB#2, Man. gladly recommends approval of this application and praises the applicant for the superb restoration effort.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on January 24, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4 - LPC Item:12 - 234 West 13th Street, aka 110 Greenwich Ave – Greenwich Village H.D.

A neo-Grec style apartment house designed by George F. Pelham and built in 1882. Application is to alter the ground floor and replace storefront infill.

Whereas, several residents of the building appeared to testify in opposition to the application, stating that it takes a “mistake”, i.e., the existing storefront to the north, and amplifies that mistake; and

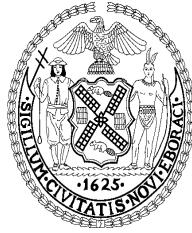
Whereas, the cumulative effect of these little storefronts springing up in a cheesy, hodgepodge manner has not been for the best, creating a lack of architectural unity; and

Whereas, what this building needs is a Master Plan to unify the various storefronts; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application until a Master Plan is instituted for storefront installations.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on January 24, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5 - LPC Item:13 - 31-33 West 12th Street (5th Ave) – Greenwich Village Historic District
A Romanesque Revival style apartment building built in 1893-94, and altered in 1900-01 by J. B. Snook and Sons. Application is to enlarge windows at the penthouse.

Whereas, the LPC staff visited the site and observed that the penthouse windows proposed to be altered are not visible from the street and thus unprotected; now

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

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on January 24, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6 - LPC Item:14 - 10 Downing Street (6thAve) – Greenwich Village Historic District Extension II
A Moderne style multiple dwelling designed by Stephen L. Heidrich and built in 1940.
Application is to install an awning.

Whereas, a resident of the building appeared to testify in opposition to the application; and

Whereas, the proposal is to partially lengthen the existing awning, but not to a full length that would match the other existing awning to the south, an awning that extends the entire length of that portion of the façade.

However, a majority of the committee felt that requesting an additional lengthening of the proposed awning would be asking too much of the applicant, the store housing the bank, and the property owner; now

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

Vote: Unanimous, with 43 Board members in favor.

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

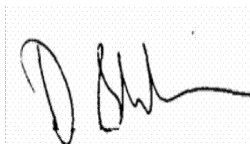
Sincerely,



Doris Diether, Co-Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan



Sean Sweeney, Co-Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan



David Gruber, Chair
Community Board #2, Manhattan

DG/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Sheldon Silver, State Assembly Speaker
Hon. Brad Hoylman, 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