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

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July 23, 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 July 19, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

1 - LPC Item: Designation by the LPC as individual Landmarks

32 DOMINICK STREET HOUSE, 32 Dominick Street, Manhattan
Built c. 1826

34 DOMINICK STREET HOUSE, 34 Dominick Street, Manhattan
Built c. 1826; builder, Smith Bloomfield; altered c. 1866

36 DOMINICK STREET HOUSE, 36 Dominick Street, Manhattan
Built c. 1826; builder, Smith Bloomfield; altered c. 1866

DENNISON AND LYDIA WOOD HOUSE, 310 Spring Street, Manhattan
Built c. 1818-19`

Whereas, these houses are remarkably intact survivors of what was once a multitude of similar early-American Federal structures in this neighborhood; and

Whereas, despite the many changes in the area since their construction, these houses remain incredibly intact, with #34 and #36 being altered in 1866 with the additions of a third floor in the Italianate style, another important historic style; and

Whereas, just because the buildings are not in pristine condition doesn't mean they are not an important group of buildings, almost two centuries old; and

Whereas, the owner of #36 attended to voice opposition to designation, fearing that it would create financial encumbrances.

However, the committee pointed out to him the many financial and real-property benefits that landmark status provides, for example:

- according to a well-researched study by the NYC Independent Budget Office, landmark status actually increases property values compared to adjacent non-designated areas - to the tune of 3% per annum and
- low-interest loans are available from the government for restoration of historic buildings
- “donation” of the façade to a non-profit under the Federal Historic Preservation Tax Incentive Program can result in tax benefits well over \$100,000

Whereas, the owner of #38, a building not under consideration for designation at this time, attended to voice opposition, noting that his building, another well-preserved building in this row of four, was not included because he had, in his own words, “lawyered up”; and

Further, whereas, 310 Spring Street is another well-preserved survivor of this early period of New York’s history, and

Whereas, no one attended to speak in opposition to 310 Spring Street; and

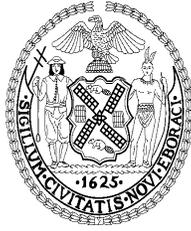
Whereas, representatives from the HDC and GVSHP voiced support for designation of both the Dominick Street and Spring Street houses; now

Therefore, be it resolved that CB#2, Man. recommends designation of #32, 34, 36 Dominick Street and 310 Spring Street; and, further

Be it resolved that CB#2, Man. decries that #38 Dominick Street House was able to “lawyer out” of designation and urges the Commission to explore and courageously move forward with designating 38 Dominick as well, in order to preserve a complete row of these four rare Federal Houses.

Vote: Passed with 23 Board members in favor, 11 in opposition (S. Aaron, K. Berger, T. Bergman, H. Campbell, M. Derr, J. Frost, R. Rothstein, R. Sanz, M. Schott, A. Scwhartz, E. Young), and 1 abstention (D. Collins).

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New York, New York 10007

Dear Chairman Tierney:

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

2 - LPC Item:14 - 95 Horatio Street (covers city block bounded by Washington, Gansevoort, Horatio and West Streets) – Gansevoort Market Historic District.

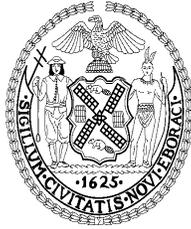
A complex of seven neo-Classical style warehouse and office buildings built between 1897 and 1935. Application is to replace two rooftop-cooling towers.

Whereas, the proposal replaces cooling towers already existing on the spot, is minimally visible and is the least obtrusive solution; 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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Dear Chairman Tierney:

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

3 - LPC Item:15 - 308 Bleecker Street – Greenwich Village Historic District

A building built in 1847. Application is to construct a rear yard addition. Zoned C1-6/C2-6

4 - LPC Item: 16 - 310 Bleecker Street- Greenwich Village Historic District

A building built in 1847. Application is to construct a rear yard addition. Zoned C1-6

Whereas, this proposal to build a concrete terrace across the parlor floor is incompatible with both the building and the district, and adds additional massing to an already small yard; and

Whereas, it has no design, being basically just a “railing”; and

Whereas, this proposal is more about adding a room than extending the rear. A tea room would be an appropriate construction; this is not; and

Whereas, if this proposal is to enable the retail store to expand, we are fine with that; but it should expand vertically, not horizontally; and

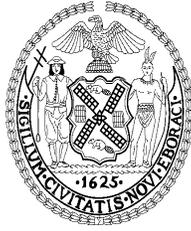
Whereas, if approved, the construction effectively prevents anyone in the future from restoring the original façade; now

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

Further, Be it resolved that, if LPC does approve the application, let it require the owner to retain the original piers, so that a future owner has the opportunity to restore the building.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

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

5 - LPC Item: 17 - 117 Bedford Street, aka 126-128 Christopher Street - Greenwich Village Historic District

A Greek Revival style townhouse built in 1843. Application is to construct rear-yard and rooftop additions. Zoned C1-6/R7

Whereas, the applicant presented examples of similar glass and metal additions to rear facades - but not one example was from the Greenwich Village Historic District; and

Whereas, we are constantly perplexed why applicants buy these historic townhouses in landmarks districts, then quickly seek to severely alter them, destroying our architectural heritage, instead of simply buying a townhouse in a non-historic district; and

Whereas, the addition will be very visible from the busy thoroughfare, Christopher and Hudson Streets; and

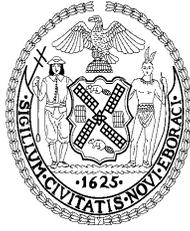
Whereas, it is out of proportion. The glass is far more prominent than the original brick, giving the appearance of frameless windows; now

Therefore, be it resolved that CB#2, Man. recommends denial of the rear-yard extension.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

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

6 - LPC Item: 18 - 28 7th Avenue South – (Bedford/Houston) Greenwich Village H.D.

A one-story brick building built in 1921. Application is to legalize the installation of rooftop HVAC in non-compliance with Miscellaneous Amendment 12-1361.

Whereas, the applicant is familiar with the landmarking process, having been before us in the past; and

Whereas, the presentation was poor and the photo of the violation that the applicant provided us was of very poor quality. It misrepresents the true bulk of the ventilation system, which, incidentally, has four garish blinking lights on it, creating a structure that someone likened to a spaceship on top of the roof; and

Whereas, there is room on the roof to move it to a less prominent location; and

Whereas, when setting up the business model, the applicant should have calculated the ramifications it would have on the neighbors; and

Whereas, most importantly, were the applicant initially to bring this to us, would we approve it? The answer is 'no'; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application and recommends that the applicant arrive at a solution to a problem that the applicant created.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

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

7 - LPC Item: 19 - 277 Bleecker Street, aka 32 Jones Street - Greenwich Village H.D.

A Romanesque/Renaissance Revival style tenement building with a commercial ground floor designed by Max Muller and built in 1899-1901.

Application is to install a sidewalk railing, a cellar storefront, and modify the ground floor storefront.

Whereas, the architect offered an honest assessment of the tricky situation his client is faced with; but

Whereas, the proposed solution is not the correct one. It neither restores an historic design nor offers a contemporary solution. It is a mismatched patchwork of styles and we suggest the applicant return with a more appropriate design; but

Whereas, based on the assumption that the areaway is an original feature, restoring the railing is welcomed; now

Therefore, be it resolved that CB#2, Man. recommends approval of the areaway railing, but recommends that the applicant completely re-think the design of the storefront.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

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

8 - LPC Item: 21 - 37 Great Jones Street (Bowery/Lafayette)– NoHo H.D. Extension

A utilitarian style garage and warehouse building designed by Lewis C. Patton and built in 1917-18. Application is to alter the front and rear facades and construct a rooftop addition. Zoned M1-5B

Whereas, the rooftop addition is barely visible; and

Whereas, this is an attractive renovation, respectful of the building and the district; but

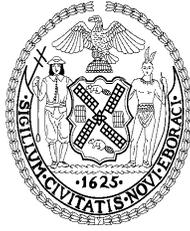
Whereas, we request the applicant reconsider the design of the rear façade with respect to materials, rhythm, etc. We want a stronger acknowledgement of the building's existing rear façade, so that the renovation reflects better the original condition. For example, save some of the proportion and rhythm of the existing fenestration, to recall what was once original; now

Therefore, be it resolved that CB#2, Man. recommends approval of the rooftop addition and the renovation of the front façade, but requests a reconsideration of the design of the rear façade to better reflect the original, existing rear.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

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

9 - LPC Item: 22 - 37 Great Jones Street (Bowery/Lafayette)– NoHo H.D. Extension

A utilitarian style garage and warehouse building designed by Lewis C. Patton and built in 1917-18. Application is to request that the Landmarks Preservation Commission issue a report to City Planning Commission relating to an application for a Modification of Use Pursuant to Section 74-711 of the Zoning Resolution. Zoned M1-5B

Whereas, this is a significant restoration and preservation effort that will improve the neighborhood, and merits the issuance of a report for a Modification of Use from LPC to CPC; now

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

Be it resolved that approval of the landmarks portion of the 74-711 application does not imply approval for the zoning portion at a later date.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

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

10 - LPC Item: 23 - 48 Great Jones Street - (Bowery/Lafayette)– NoHo H.D. Extension
A Renaissance Revival style store and loft building designed by A.V. Porter and built in 1896-97.
Application is to replace storefront infill.

Whereas, we appreciate the upgrading of the doors and moldings, but regret to see the removal of the historic base in the process; but

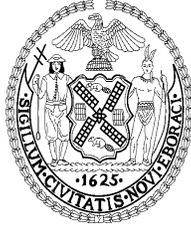
Whereas, removal of the base will not really result in the loss of any historic material intrinsic to the building; and, if renovation has to be done, this is a good solution; now

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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Dear Chairman Tierney:

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

2ND LANDMARKS MEETING

11. Item 11 – 307-309 Mott St. – NoHo East Historic District

A pair of Italianate style tenement buildings built c. 1867-68. Application is to legalize alterations to the façade while a permit is pending, legalize the installation of entrances without LPC permits, & to install light fixtures & new windows.

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

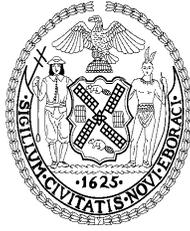
Whereas the applicant failed to appear before the Community Board Committee, nor did he contact us for a layover,

Therefore Be It Resolved CB#2, Man. strongly recommends denial of this application for 307-309 Mott St. in the absence of this important step in the review process.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

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

12. Item 13-14. 37 Great Jones St. – NoHo Historic District Extension

A utilitarian style garage and warehouse building designed by Lewis C. Patton & built in 1917-18. Applications are to alter the front and rear facades & construct a rooftop addition, and request the Landmarks Commission to issue a report to City Planning relating to an application for Modification of Use Pursuant to Section 74-711.

Whereas the applicant had appeared before the Committee earlier with this application but it was pointed out by the applicant that at that hearing all the testimony had dealt with the rear façade and rooftop addition, but not the changes to the front façade, and

Whereas at this hearing the changes to the front façade were dealt with in more detail, and

Whereas, although the proposed changes were attractive, concern was expressed about the greater loss of original fabric when the windows at the sides were proposed to be moved to be in line with the center windows, and

Whereas these comments mirror those made at our previous hearing about the rear façade, i.e. that we would suggest the front façade renovation reflect more the original condition of the building,

Therefore Be It Resolved CB#2, Man. recommends approval as before of the rooftop addition, but requests reconsideration of the design of both the front and rear facades to better reflect the original existing facades of the building at 37 Great Jones St.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

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

13. Item 15 – 16 East 10 St. – Greenwich Village Historic District.

A Greek Revival style rowhouse with Italianate style detailing built in 1848, Application is to construct a rooftop bulkhead, railings, and excavate the cellar level and rear yard.

Whereas the rooftop bulkhead is not visible from the street and the black fence is set back somewhat from the front façade and is acceptable, and

Whereas, at the rear of the building, the dumbwaiter shaft will be removed and replaced with a set of windows, and

Whereas the excavation in the rear yard and under the building will create an 8' high cellar and the excavation will also extend into the rear yard but set back from the side lot lines and only partially extend into the rear yard, and

Whereas the proposed pool in the rear yard and partially under the building will be set back at least 5' from the side lot line with the adjoining building,

Therefore Be It Resolved CB#2, Man. recommends approval of these changes to 16 East 19 St.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

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

14. AIDS Memorial at St. Vincent's Hospital Park.

Whereas the proposal for this memorial has been under discussion by various groups and committees of the Community Board for several months, but the Landmarks Committee has not been an active participant in these discussions, and

Whereas the group advocating this memorial made a presentation to the Landmarks Committee complete with slides and several speakers, and

Whereas a number of questions were raised by the committee and speakers from the public relating to the design – the type and extent of the lighting, how the frame was put together and how the plantings would be maintained, the size of the benches, the time required for the construction of the project and the financing, the type of fencing, size of the water element and the lights along its edge, the design of the vertical elements holding up the roof, size and technique of the inscriptions on the benches and floor of the facility, whether the chains across the open areas would be enough to keep people out when the facility closes for the night, whether there were gates between the rest of the park and the memorial section, how the plantings would be maintained and who would actually do the work.

Whereas almost all the questions and concerns were answered to the satisfaction of the Committee, with the outstanding one being a continued concern for the required maintenance of the structure and especially the plantings,

Therefore Be It Resolved the Landmarks Committee feels this memorial is appropriate but would like more assurance on the maintenance and would also like to see the fonts for the inscriptions on both the floor circles and the benches.

Vote: Passed, with 37 Board members in favor, and 1 in opposition (S. Aaron).

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

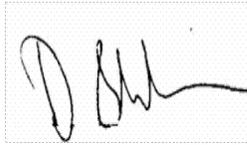
Sincerely,



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

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