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

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village Little Italy SoHo NoHo Hudson Square Chinatown Gansevoort Market

July 22, 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 July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

1 - LPC Item:23 – 240 Lafayette Street (Spring/Prince) SoHo Cast Iron Historic District Extension
A dwelling originally built c. 1809-16 and remodeled and enlarged in the Italianate style by John B. McIntyre in 1873.

Application is to legalize the installation of signage and lighting without Landmarks Preservation Commission permit(s).

Whereas, this company recently presented identical design elements for its Bleecker Street store in an effort to usurp our historic district with its corporate brand and we rejected it. Now they come again. Instead of expecting the historic district to adopt to them, they should adopt to the historic district; and

Whereas, this application interrupts the cornice with its huge, bright white painted sign; its interior illuminated signage has no precedent in the Cast-Iron District; and the storefront detailing detracts from the character of the building; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application due to the applicants' continuing failure to modify its corporate branding to adopt to our historic districts, as well as for its obscuring of the cornice, the interior-illuminated signage, and the huge, bright, white sign-band.

Vote: Unanimous, with 33 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 July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2 - LPC Item:24 - 134 Grand Street, aka 23-29 Crosby Street-SoHo-Cast Iron H. D. Extension
A Second Empire style warehouse building designed by William Field & Son and built in 1869.
Application is to alter the ground floor.

Whereas, the proposed alterations will add to the building and the historic district; now

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

Vote: Unanimous, with 33 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3 - LPC Item: 25 - 375-379 Lafayette Street, 30 Great Jones Street, and 32-38 Great Jones Street-
NoHo Historic District Extension

A parking lot. Application is to amend Certificate of Appropriateness 13-0850 to construct a new parking attendant booth with ticket machines, and to install bollards and a bike rack.

Whereas, the proposed construction is appropriate for a parking lot; now

Therefore, be it resolved that CB#2, Man. has no objection to this application.

Vote: Unanimous, with 33 Board members in favor.

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One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4 - LPC Item:27 - 94 Greenwich Avenue (12th/13th) - Greenwich Village Historic District
A late Federal style house built in 1829-30, altered in the mid-nineteenth century with the addition of a third floor, altered again with the installation of a storefront at the ground floor.
Application is to replace storefront infill.

Whereas, the proposal is attractive, and, indeed, eclectic; but

Whereas, eclecticism should not be used as an invitation to dissonance; and

Whereas, this being a period building gives more reason that it should be maintained, not altered; and

Whereas, the half-round elements are not typical of Greenwich Village and draw undue attention; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application because it draws undue attention to itself and detracts from the building and district, eclecticism notwithstanding.

Vote: Unanimous, with 33 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 July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5 - LPC Item:28 - 13 8th Avenue @ W. 12 - Greenwich Village Historic District
A vernacular Greek Revival style rowhouse with a commercial ground floor built in 1845.
Application is to construct a rooftop addition. Zoned C1-6

Whereas, the rooftop addition will be visible in this row of townhouses that have a pristine view preserved above the cornice line; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application because it disrupts the unbroken view above the cornice line in this row of townhouses.

Vote: Unanimous, with 33 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6 - LPC Item:29 - 349-353 West 12th Street -Greenwich Village Historic District

Three Italianate style rowhouses built n 1869-70, and later modified for commercial uses at the ground floor.

Application is to modify door openings and install a railing on the loading dock.

Whereas, the proposed work will improve the building; but

Whereas, as part of the work, the bricks above the double doors should be replaced with another design elements such as a transom, signage, or paddling; and

Whereas, the railing proposed should be more industrial-looking and not a replication of the modern railing on the roof; now

Therefore, be it resolved that CB#2, Man. recommends of approval this application, but suggest the bricks above the double doors be replaced with an appropriate design element and that the railing have a more industrial, less residential, appearance.

Vote: Unanimous, with 33 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

7 - LPC Item:31 - 241 Bleecker Street-Greenwich Village Historic District Extension II
A rowhouse built in 1829 and altered in the Italianate/neo-Grec style between 1876 and 1885.
Application is to install storefront infill and signage.

Whereas, the signage and lighting plan is tasteful and will not detract from the building; but

Whereas, this is a chance to reshape the retail appearance of the ground-floor storefronts in this relatively new historic district; and

Whereas, although we understand the desire for a large display window, a window this large is inconsistent with an 1829 building. Installations of a permanent nature should not be based on the wishes of revolving retail tenants; now

Therefore, be it resolved that CB#2, Man. recommends approval of the signage but recommends fenestration that is more in style, symmetry and proportion for this 1829 building.

Vote: Unanimous, with 33 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

8 - LPC Item:32 - 30 Carmine Street-Greenwich Village Historic District Extension II
An altered neo-Grec/Queen Anne style tenement building with commercial ground floor, built in 1886.
Application is to modify ground floor infill.

Whereas, the retractable awning is welcomed and the proposed infill will not detract from the building or the district; now

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

Vote: Unanimous, with 33 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

9 - LPC Item:33 - 29 Carmine Street -Greenwich Village Historic District Extension II

A vacant lot. Application is to install a new fence gate

Whereas, the new fence is an improvement and the picket fence is attractive; but we recommend either extending the height of the fence or adding a decorative iron element above the horizontal steel element, in order to give it a lighter note and an historical feel; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application with the suggestion that the picket fence be lengthened or a decorative element be placed above the horizontal beam to give it a lighter, historical reference.

Vote: Unanimous, with 33 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

10 - LPC Item:34 - 420 West 14th Street (9th Ave/Washington) - Gansevoort Market Historic District

A neo-Classical style store and loft building designed by Thomas H. Styles and built in 1903-04. Application is to install signage and to amend Certificate of Appropriateness 11-1354 to create a master plan governing the future installation of storefront infill.

Whereas, the proposed signage and storefront infill work will enhance the building; now

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

Vote: Unanimous, with 33 Board members in favor.

David Gruber, *Chair*
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One Centre St., 9th Floor North
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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2ND LANDMARKS MEETING

11 - Item 13 - 34 King Street - Charlton-King-Vandam Historic District

A Greek Revival style rowhouse built in 1846. Application is to construct rooftop and rear yard additions. Zoned R6

Whereas, a prior version of this application was heard on May 28 and there have been a number of positive modifications; and

Whereas, The bulkhead is pitched and located toward the back of the building so that a small portion (approximately 5") is visible from King Street; and

Whereas, The required safety railing on the roof is not visible; and

Whereas, The front facade, entryway, areaway, bluestone sidewalk will be restored and front facade windows replicated; and

Whereas, A new light fixture, concealed security camera and bell panel, not visible from the street, will be installed; and

Whereas, the rear extension of the basement and parlor floor is 22' feet and parlor and third floors extend 11' feet and the top floor facade will be reconstructed as existing with salvaged materials; and

Whereas, The rear cornice will be entirely in brick; and

Whereas, The entire original fabric of the rear facade is being destroyed and replaced with a modern design in steel and glass which is out of keeping with the historic character of the building and the district and imposes itself into the “doughnut” in an intrusive way; now

Therefore be it resolved, that denial of this application is recommended with respect to the rear facade unless the original facade is retained on the rear third and fourth floors and that the extension of the basement and parlor floors be modified to be more in keeping with the historic character of the house and the district.

Be it further resolved that the roof modifications, the rear cornice and the restoration of the front be approved.

Vote: Unanimous, with 33 Board members in favor.

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NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

12 - Item 14 - 520 Broadway-SoHo-Cast Iron Historic District

A Beaux-Arts style store and loft building designed by Buchman & Fox and built in 1900-01. Application is to replace storefront infill.

Whereas, new infill in ground floor, work on second floor windows, and modification of skylight not visible from any public thoroughfare; and

Whereas, the ground floor columns behind the infill are to be moved to the extreme north and south edges of the infill area; and

Whereas, stainless steel frame and glass infill with a bulkhead 18 1/2 inches high is to be installed; and

Whereas, the historic photograph presented by the applicant shows transom areas above the entrances and above the infill areas which are lost in the present design; and

Whereas, The second floor window frames are to be coated to match the stainless steel on the ground floor; and

Whereas, the signage consist of 6" letters on lower part of show windows and 16" letters on the sign band above the entry, both in metal; and

Whereas, the rear skylight will be, uncovered raised 3 feet for 20' of its length and the remaining portion will be uncovered and restored; and

Whereas, the historic shutters on the rear facade will remain in place and closed and third floor windows will be bricked up behind the shutters; and

Whereas, there is concern, based on the same firm's existing SoHo location, that the evening lighting not be so bright that shop calls undue attention to itself; now

Be is resolved that, the application is recommended for approval except that the signboard be modified to reference the transoms which occupied this area and that the size of the letter in this area be reduced.

Vote: Unanimous, with 33 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

13 - Item 15 - 152-154 Spring Street-SoHo-Cast Iron Historic District

A dwelling built in 1819 and a store and loft building designed by Louis Sheinhart and built in 1911. Application is to construct rooftop and rear yard additions and replace storefront infill. Zoned M1-5A

Whereas, The facade for 152 Spring is now gray; and

Whereas, the proposal is to paint the facade above the storefront cream, a sample of which was shown to the Committee; and

Whereas, a shed dormer, covered with slate will be build on the rear, that is in keeping with the building and district and is not visible from the street; and

Whereas, The second floor will be extended 20 feet to the rear in line with the ground floor and the windows in the extension will be aligned; now

Be it resolved. That the application be recommended for approved.

Vote: Unanimous, with 33 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

14 - Item 16 - 150-152 Prince Street-SoHo-Cast Iron Historic District Extension

A Renaissance Revival style store and tenement building designed by Pasquale Sauria and built in 1906-07. Application is to install storefront infill and signage.

Whereas, the corner store portion of the building, also occupied by the applicant, has been resorted to resemble original corner front from the historic 1930 photograph submitted by the applicant and was approved by the Commission in 2012; and

Whereas, the same design of the infill will be extended to the west 12 feet into an area now covered with screening and an additional storefront to the west 18 1/2 feet; and

Whereas, a blade sign 24 inches in diameter will be installed to match an approved existing blade sign on the corner store; now

Therefore be it resolved, that this proposal is recommended for approval.

Vote: Unanimous, with 33 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

15 - Item 17 - 31 Bond Street-NoHo Historic District Extension

A Renaissance Revival style store and loft building designed by De Lemos & Cordes and built in 1888-1889. Application is to alter the existing storefront infill, remove the rear shaft extension and install new windows, and construct a rooftop addition.

Zoned M1-5B

Whereas, The applicant did not appear before the Landmarks Committee of Community Board #2, Manhattan which is the obligatory first step before appearing before the Landmarks Commission for a hearing on the application, now

Be it resolved, That the application be denied until such time as the applicant appears before the Committee.

Vote: Unanimous, with 33 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

16 - Item 18 July 23, 2013 - 35 West 8th Street-Greenwich Village Historic District

A rowhouse built in 1845 and altered in the early 20th century to accommodate storefronts at the first and second floors. Application is to alter the ground floor and install storefront infill, signage, and an awning.

Community District 2

Whereas, The application proposes to extend a previously approved infill seven feet to the east; and

Whereas, The continuation of the previously approved infill is harmonious with the building and the district; and

Whereas, The applicant proposed a fixed awning in red canvas with lettering and lighting within, however, the committee recommends a retractable awning; and

Whereas, There will be a blade sign 18"X 24" that will be attached in a way that it does not disturb historic fabric; and

Whereas, The sign band, presently plain, will have lettering; now

Therefore be it resolved that this application is recommended for approval

Vote: Unanimous, with 33 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on July 18, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

17 - Item 19 - 30 Carmine Street-Greenwich Village Historic District Extension II

An altered neo-Grec/Queen Anne style tenement building with a commercial ground floor, built in 1886. Application is to modify ground floor infill.

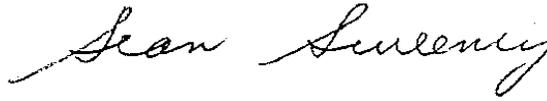
Previously heard by the Committee

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

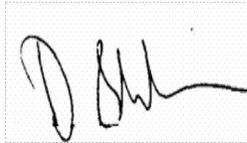
Sincerely,



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
Jenny Fernandez, Director of Government & Community Relations,
Landmarks Preservation Commission