

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

1 - LPC Item:15 - 54 Great Jones Street (Bowery)– NoHo Historic District Extension. An Italianate style multiple dwelling with store built c. 1851. Application is to install a wall sign. Zoned M1-1B

Whereas, the justification for an inappropriate vinyl sign offered by the applicant is that a painted sign would accentuate defects present on the wall of this old building, but that a vinyl sign would hide them; but

Whereas, the substantial income generated by an advertising sign will surely enable the owner to afford a re-pointing or parging of the wall. This improvement would thus enable the applicant to use the preferred traditional material, paint, instead of the proposed vinyl; and

Whereas, section 74-711 of the Zoning Resolution provides a substantial benefit, namely, a change of use, to an applicant who adheres to a preservation program for a building. If this applicant wants a substantial benefit, namely, a source of continuing revenue not available to most properties in historic districts, it is not unreasonable to ask that at least some minor preservation work be performed in exchange, especially one that would facilitate the utilization of a more appropriate treatment, namely, paint, instead of the proposed trendy vinyl; and

Further, whereas, the proposed sign itself detracts from the building and the district, with its choice of palette and font, its busyness, as well as its percentage of text within the overall advertising; now

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

Further, be it resolved that CB#2, Man. recommends the applicant repair the deteriorating wall that has been neglected, before it falls into worse disrepair.

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2 - LPC Item: 16 - 740-744 Broadway, aka 2 Astor Place – NoHo Historic District

A Beaux-Arts style lofts building designed by Francis H. Kimball and built in 1910-12. Application is to install new storefront infill, signage and awnings.

Whereas, the awnings and window signs are appropriate within the LPC guidelines; and

Whereas, the proposed storefront is an improvement; and

Whereas, this building would surely benefit from a Master Plan; now

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

Further, be it resolved that CB#2, Man. recommends the adoption of a Master Plan to govern future applications.

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3 - LPC Item:17 - 88 MacDougal Street – MacDougal-Sullivan Gardens Historic District
A rowhouse built in 1844 and remodeled in the neo-Federal style by Hyde and Joannes in the 1920's.
Application is to paint the front facade.

Whereas, the applicant provided sufficient precedents and current examples within the district to justify painting the brick façade black; now

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

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4 - LPC Item:18 - 527 Hudson Street – Greenwich Village Historic District

A vernacular building built in 1858. Application is to construct a roof railing, deck, pergola, and skylight.

Whereas, we object to the substantial visibility of the trellised solar panels, since they are quite noticeable from Greenwich and Charles Street. The committee asked the applicant why it was not set back farther to hide it from view. The applicant responded that a hot tub on the roof was planned and it required privacy, so it needed to be set back; and

Whereas, the railings on the front and the north sides would be quite visible from the street; and

Whereas, the skylight lantern, although visible, did not detract from the building; now

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

Further, be it resolved that CB#2, Man. recommends that the trellised solar panels be set back ten feet from the west wall, which would conceal it from view; and that the north and front railings be set back six feet and not so flush as proposed.

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5 - LPC Item:19 - 48-50 West 8th Street - Greenwich Village Historic District

A pair of Queen Anne style flats houses built in 1876. Application is to replace windows.

Whereas, the aluminum windows proposed as a replacement for the historical wooden windows are acceptable on these two contiguous buildings; but

Whereas, a careful review of the schematics reveal that the proposed windows would not be in the same position as the originals, nor have the same profile, and provide a track to accommodate window screens; now

Therefore, be it resolved that CB#2, Man. recommends approval of aluminum as a replacement for the wood; but,

Further, be it resolved that CB#2, Man. recommends that the new windows should be in the same location as the original windows, and should share the same profile. Nor should there be any accommodations for screens, which would clutter the façade.

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6 - LPC Item:20 - 49 West 8th Street – 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 install signage.

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 38 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

7 - LPC Item: 21 - 335-339 Bleecker Street (Christopher/W.10) - Greenwich Village H.D.

A brick building built in 1861. Application is to install new storefront infill and a storefront cornice.

Whereas, the proposed bulkhead is a bit high, but the proposal overall has a nice “old” feeling to it, although not specifically mirroring historical Village storefronts. However, it is preferable to see an applicant err on the side of tradition than trendiness; but

Whereas, the proposed cornice is a problem. If not actually the original cornice, it certainly reflects the simple cornice one would expect to see in a building of this period. In attempting to extend the more elaborate cornice of the adjacent storefront at 335 Bleecker, the proposal actually sacrifices some historicity; and

Whereas, the residential door should be painted black in order to harmonize with the rest of the storefront. The current red color would draw undue attention to the door; now

Therefore, be it resolved that CB#2, Man. recommends approval of the storefront fenestration and treatment, but with the door being painted black; but,

Further, be it resolved that in order to retain more historical accuracy, the proposed cornice should simply be cleaned, and not be a replication of the less authentic cornice of the adjacent building.

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
Alison Greenberg, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Susan Kent, *Secretary*
Keen Berger, *Assistant Secretary*

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

8 - LPC Item: 22 - 21-33 7th Avenue, aka 175 West 12th Street - Greenwich Village H.D.
A brick apartment house, built in 1962-1963. Application to replace storefront infill and signage.

Whereas, the proposal cleans up and improves the look of the building; now

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

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

9 - LPC Item :23 - 137 7th Avenue South- Greenwich Village Historic District

A commercial building with storefronts designed by Charles A. Platt Partners and built in 1999. Application is to alter the front facade, install signage, an awning, and exterior lighting.

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 38 Board members in favor.

10 - LPC Item:24 - 1 Jane Street, aka 115-119 Greenwich Avenue - Greenwich Village H.D.

Laid Over

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**11 - LPC item: 25 – 61 Greenwich Avenue (Mulry Square) – Greenwich Village Historic District
An empty lot. Application is to construct a new building for housing the ventilation plant for
subway lines. Zoned C2-6. LAID OVER AT LPC**

Whereas CB#2, Man. has been working with MTA NYC Transit (NYCT) for three years to encourage them to design a façade to house a new subway ventilation plant at Mulry Square that is appropriate to the Greenwich Village Historic District; and

Whereas CB#2, Man. thanks NYCT for being open to consider changes based on our ongoing concerns that this building is in an important location and therefore especially requires a sensitive design, is grateful that NYCT has responded to the community by incorporating the significant 9/11 tiles into the design, and thanks them for taking this important step of bringing the project before the Landmarks Preservation Commission (LPC) for further input; and

Whereas the “new building guidelines” outlined in the 1969 LPC Greenwich Village Designation Report in the section “Policies of the Commission”, page 27, state:

“The architect should take into account his surroundings, including the adjoining buildings and those across the street and along the entire block front. The new building should relate well to its neighbors in terms of materials that are used, the architectural proportions, the size and shape of the windows and the details on the front of the building, such as the exterior lighting and other features. Essentially the most successful new design in an Historic District will be the simplest. The architects should avoid the use of too many different materials and the creation of bizarre effects”; and

Whereas adjacent to the proposed building are brick town houses built in the late Greek Revival period with double-hung sash windows with muntins and simple, flush lintels above; the neighboring buildings have stores at street level and are crowned by a continuous, bracketed cornice; and across the street are nine brick houses that were built as a row and today, despite modernizations, retain a satisfying uniformity in heights and window alignments; and

Whereas the existing buildings adjacent to the site and across the street on Greenwich Avenue are logical architectural references for the proposed building's massing, storefront-type design, cornice and window placement (in keeping with the LPC's "new building guidelines," cited above); and

Whereas the corner site is located at the intersection of two major thoroughfares (Seventh Avenue South and Greenwich Avenue) and is a triangular lot, typically only found in New York City's historic neighborhoods, a significant corner where the mass of the building should act as a bookend of the block; and

Whereas the proposed design is lower in height than the neighborhood's typical nineteenth century row houses, and the proposed stair tower on Seventh Avenue South is shown rendered as concrete, not in the architectural vocabulary of the historic district; and

Whereas the proposal's rendering shows four windows across the width and two rows above the ground level with an alignment, placement and treatment on the proposed building that does not meet the design criteria cited above, for example:

- Three floors of windows above the ground level, not the two proposed in the rendering, are typical to the street and historic district.
- The windows are placed horizontally too far apart from one another, altering the historic ratio of the brick to windows openings, and the location of the rows of windows is too low on the façade.
- The effect is that of a horizontal building, not typical of the neighborhood or street.

Whereas the proposed design indicates window openings with clear glass, revealing a blank concrete surface behind the façade, resulting in *the use of too many different materials and the creation of bizarre effects* contrary to the LPC Guidelines cited above; and

Whereas the proposed design at the ground floor shows a low, continuous horizontal, unbroken band of tile space without vertical dividers that is not contextual in appearance, proportion or treatment, yet directly across the street from the site on Greenwich Avenue is a corner building that exemplifies what a typical commercial infill storefront looks like in this district; and

Whereas what appears to be a wide expanse of empty sidewalk fronting the new structure is an ideal location for a small park-like installation of greenery, and NYCT has indicated a commitment to installing greenery and street furniture if maintenance responsibility is taken over by others, e.g., a community group or non-profit organization;

Therefore be it resolved that to maintain the streetscape and visual uniformity, the proposed building façade should be continuous, at least as tall as the others on the block, and not set back above the third floor; and

Be it further resolved that to insure the protection of the quality and character of the neighborhood, double-hung sash windows with muntins should be installed with tinted glass; and

Be it further resolved that adding a third floor (not stepping back the building), raising the rows of windows to align with the adjacent properties and adding real windows would more nearly meet LPC design criteria; and

Be it further resolved that the new building should use the surrounding storefronts for inspiration and as a historic reference, without necessarily reproducing an actual storefront. The proposed design should have elements like piers and bays, display areas that can be referenced in easy-to-maintain relief (perfect for the tile display), transoms, bulkheads, a sign band and continuous cornice; and

Be it further resolved that the cornice separating the ground floor storefront and upper floors should be raised to match the elevation of the ground floor of the adjacent buildings. This alignment will improve the overall proportions of the proposed building, including the window placement above the ground floor; and

Be it further resolved that NYCT is asked to work with the community as the plan is being refined to develop an integrated greening and street furnishing scheme that can be incorporated holistically during construction, while at the same time establishing a maintenance plan and entity; and

Be it further resolved that the design of the proposed building need not duplicate the historic architecture, obviously this is a new building, but rather reflect the configuration and proportions prevalent in this historic district of nineteenth century buildings. Greenwich Village architecture is significant because buildings of different designs are uniform in their use of materials, scale and architectural details. The neighboring streets offer a mixture of styles, yet there is visual harmony within the historic area. Any building not cohesive in these group qualities would seriously affect the appearance of the street and negatively impact the neighborhood; and

Be it further resolved that two renderings of an approach more in keeping with the precepts outlined above are submitted for consideration herewith of a building façade wrapping around the entire fan plant and concealing it completely, incorporating a design, materials and proportions that are sensitive to its surroundings and contextual to the Historic District, providing a respectful backdrop for displaying the 9/11 memorial tiles significant to this site, and likely the least expensive alternative; and

Be it finally resolved that CB#2, Man. asks LPC to draw upon their vast experience in guiding the design of new structures in historic districts, and urges NYCT to make changes to their proposed design that incorporate the points suggested above.

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
Alison Greenberg, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Susan Kent, *Secretary*
Keen Berger, *Assistant Secretary*

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

12 - LPC Item: 26 - 2 Fifth Avenue - Greenwich Village Historic District
A brick apartment house designed by Emery Roth & Sons and built in 1951-52.
Application is to replace brick throughout the facades.

Whereas, this proposal will improve and preserve the building, at tremendous cost to the owners; now

Therefore, be it resolved that Community Board 2 recommends approval of this application.

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2ND LANDMARKS MEETING

1. Item 15 – 463 Broome St. – SoHo Cast Iron Historic District. A store designed by Henry Fernbach & built in 1867. Application is to remove a skylight at the rear elevation.

Whereas, the application is to replace the current slanted skylight at the rear of the building by building up the rear brick wall to approximately the height of the upper most point of the present skylight and installing skylight in three sections, one of which will be operable, on the newly created flat roof.

Whereas, the applicant asserted that the existing skylight has deteriorated to the extent that it cannot be repaired.

Whereas, this proposal will increase the height of the rear and side walls from 8' at their lowest point to 11' with the new brick matching the existing brick in design,

Whereas, the proposed alterations would remove an important, historic architectural element integral to the design of the building designed for light industry,

Whereas, replacement of the existing skylight with a new one, matching in design the existing skylight and installed in its place would preserve the design integrity of the building

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the proposal for 463 Broome St.

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2. Item 16 – 2-6 West 4 St. aka 693-697 Broadway – NoHo Historic District.
A Beaux-Arts style store & office building designed by William C. Frohne & built in 1908.
Application is to install storefront infill & signage.

Whereas, this is a revised plan for the Duane-Read store which the Committee had heard a short time ago, and

Whereas, the applicant took the comments of the Committee and revised his plans, and

Whereas, the Committee had suggested a bulkhead for the storefronts instead of having them extend down to the sidewalk, and the applicant now has proposed a bulkhead 24" high and a raised molding at the windows, and

Whereas, the mullions on the storefront windows now are the same as those on the second floor, making the design more in keeping with the rest of the building, and

Whereas, the change in the signage does not distract from the overall design of the storefronts,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the changes for 2-6 West 4 St.

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3. Item 17 – 30 Charlton St. – Charlton-King-Van Dam Historic District.

An eclectic Georgian style apartment building built in 1927. Application is to legalize façade alterations & installation of windows, light fixtures, & intercom boxes, all without LPC permits, and to install through-wall air conditioning units.

5. Item 19 – 7 Cornelia St. – Greenwich Village Historic District.

A residential building with a commercial ground floor built in c 1873 with major alterations completed in 1944 and 2007-09. Application is to install a bracket sign.

9. Item 23 – 137 7th Ave, So. aka 137-141 7 Ave. So. – Greenwich Village Historic District.

A commercial building with storefronts designed by Charles A. Platt Partners & built in 1999. Application is to alter the front façade, install signage, an awning, and exterior lighting.

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 that CB#2, Man. strongly recommends denial of the applications for 30 Charlton St. and 7 Cornelia St. and 137 7th Ave, So. in the absence of this important step in the review process.

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
Alison Greenberg, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Susan Kent, *Secretary*
Keen Berger, *Assistant Secretary*

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4. Item 18 – 1 Jane St. aka 115-119 Greenwich Ave. – Greenwich Village Historic District.
An apartment building designed by Charles Kreyborg & built in 1938-39. Application is to replace windows.

Whereas, this building is a prominent structure at the corner of Jane St. & Greenwich Ave. with a variety of windows on the various facades, some double-hung windows and some casement windows, and

Whereas, the proposal is to replace all the windows with double-hung windows, the number of these windows totaling approximately 146 windows – with 10 casement windows at the rear of the building, 11 casement windows in the Jane St. courtyard, 10 casement windows on the Jane St. façade, 5 casement windows on the Greenwich Ave. façade and 5 casement windows at the corner, and

Whereas, the casement windows on the Jane St. and Greenwich Ave. facades, especially the ones on the corner are a very visible identification for the building, and even though an attempt is being made to duplicate the look of the present windows, they take away from the design of the building, especially the ones at the corner,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the proposed new windows for 1 Jane St. & suggests that the current windows be repaired as necessary.

Vote: Unanimous, with 38 Board members in favor.

6. Item 20 – 108 7 Ave. So. – Laid over.

7. Item 21 – 45 Barrow St. – Laid over.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

8. Item 22 – 13-15 Sheridan Sq. – Greenwich Village Historic District.

An apartment house with neo-Federal style details designed by John Wooley & built in 1924.
Application is to alter the marquee.

Whereas, the current marquee has been hit several times by trucks trying to navigate the sharp turn in the street here, and

Whereas, the proposal is to shorten the length of the current marquee extension over the sidewalk by 5', reducing the amount of extension from the building from 21'3" to 16', and

Whereas, all the other aspects of the marquee will be retained – the name moved over so that it is still the same placement on the shorter marquee, and the metal medallions and all the other aspects of the marquee retained, including the way it is currently attached to the building, and the details repaired and restored,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application for 13-15 Sheridan Square.

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
Alison Greenberg, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Susan Kent, *Secretary*
Keen Berger, *Assistant Secretary*

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

10. Item 24 – 527 Hudson St. – Greenwich Village Historic District.
Vernacular building built in 1858. Application is to reconstruct the façade.

Whereas, this application deals only with floors 2, 3 and 4 of the building, and

Whereas, the proposal is to replace the bricks which have been damaged by water and time with bricks as closely like the original is possible, with the paint removed, and

Whereas, in order to prevent similar damage in the future, waterproofing will be installed behind the wall and window lintels, and

Whereas, the window lintels which are currently brownstone will be replaced with concrete colored to replicate the brownstone, and

Whereas, the current cornice is in need of repainting, and the applicant has stated he will see if the original color of the cornice can be determined, and will make the new color of the cornice match that color,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application for 527 Hudson St.

Vote: Unanimous, with 38 Board members in favor.

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Susan Kent, Secretary
Keen Berger, Assistant Secretary

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

June 30, 2011

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 June 23, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

11. Item 26 – 421 West 13 St. – Gansvoort Market Historic District.

A neo-Renaissance style warehouse building, designed by Hans E. Meyer & built in 1901-02.

Application is to legalize the installation of a bracket sign, illuminated signage & exterior lighting without LPC permits.

Whereas, the applicant made certain alterations to the building without LPC permits, ie 6 lanterns and signage and lighting and

Whereas, the current application has altered some of the former alterations, such as reducing the number of lanterns from 6 to 4 lanterns, replacing the previous sign with a new blade sign 18" x 2-1/4" set 10' above the sidewalk in line with Dept. of Buildings requirements, and reducing the signs with back-lighting to just one such sign,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the application for 421 West 13 St.

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
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 & Business Development Committee, CB#2, Man.