Jo Hamilton, *Chair*
Bo Riccobono, *First Vice Chair*
Sheelah Feinberg, *Second Vice Chair*
Bob Gormley, *District Manager*

Erin Roeder, *Treasurer*
Susan Kent, *Secretary*
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March 31, 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 March 24, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

1 - LPC Item:8 - 80-82 Greene Street (e.s.Spring/Broome) – SoHo-Cast Iron Historic District
A store and storehouse designed by Griffith Thomas and built in 1872-73.
Application is to extend the fire escape.

Whereas, generally we are not in favor of non-historic fire escapes, but this is a special situation where a second means of egress is required; and

Whereas, it is only a small extension and not an addition of a new fire escape; now

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

Vote: Unanimous, with 40 Board members in favor.

Jo Hamilton, *Chair*
Bo Riccobono, *First Vice Chair*
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NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on March 24, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2 - LPC Item:9 - 243 West 11th Street – Greenwich Village Historic District
A transitional Greek Revival style rowhouse built in 1851. Application is to remove sheet metal window, lintels, and sills.

Whereas, these may have been built as twin houses in 1851; however, they are no longer identical twins; and

Whereas, ideally, the renovation should match what appears to be the original profile of the sills and lintels with what is still there and that still can be read; and

Whereas, the renovation should match the profile of the window's return to its own building and not the profile of the return of the other, altered building; now

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

Further, be it resolved that CB#2, Man. recommends that the applicant work with LPC to come up with a fenestration profile in style with the appropriate historic model.

Vote: Unanimous, with 40 Board members in favor.

Jo Hamilton, *Chair*
Bo Riccobono, *First Vice Chair*
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March 31, 2011

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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 March 24, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3 - LPC Item:11 - 24 Fifth Avenue (5th/6th)- Greenwich Village Historic District
A Spanish Renaissance style apartment building designed by Emery Roth and built in 1926.
Application is to modify window openings

Whereas, the proposal is barely visible from the street; now

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

Vote: Unanimous, with 40 Board members in favor.

2ND LANDMARKS MEETING

1 - LPC Item:17 - 2-6 West 4th Street, aka 693-697 Broadway – NoHo Historic District
A Beaux-Arts style stores and offices building, designed by William C.
Frohne and built in 1908. Application to install storefront infill and signage.

LAID OVER

2 - LPC Item:18 - 306 Bowery – NoHo East Historic District
A Federal style house built in 1820. Application is to legalize the replacement
of dormers in non-compliance with Certificate of Appropriateness 06-7270.

LAID OVER

Jo Hamilton, *Chair*
Bo Riccobono, *First Vice Chair*
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March 31, 2011

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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 March 24, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3 - LPC Item:19 - 4 East 10th Street – Greenwich Village Historic District A Gothic Revival style town house built in 1848. Application is to alter front and rear facades, construct a stoop, replace windows, alter the roof and construct a stair bulkhead and terrace

Whereas, the stair and elevator bulkheads are not visible to the passerby; and

Whereas, the roof work is acceptable; and

Whereas, we generally approve the design of the stoop, but the detail of the ironwork needs to be more historically accurate; for instance, the manner in which the iron loops attach to the steps; but

Whereas, the attic windows on the front façade were short originally, and quite charming. The proposal wants to remove elements of the Gothic "eyebrow" lintel.

However, rather than accepting the elongated fenestration proposed for the upper floor, there should instead be short attic windows and restored "eyebrow" lintels, reflecting what once existed there originally; and

Whereas, the windows above the parlor-floor level where double-hung with muntins to simulate casement windows, and that is what should be used in the restoration; and

Whereas, the lot-line windows proposed would not be authentic, nor is there a precedent for them; and

Whereas, the existing rear façade is not original and not pristine, so no historical material will be destroyed in this proposal; but

Whereas, it is not the historical features of the rear yard of this house that is so important. Rather the fenestration reflects the eclectic history of many houses in the historic district that had windows added to the top floor to serve an enhanced use as artists' ateliers in the early 20th century; and

Whereas, the proposed rear-yard addition is disharmonious with the style of the rest of the building. Indeed, the proposed design resembles not so much an historical or even a modern treatment, but rather a retro design popular in the early part of the last century, evocative of *De Stijl,* or Neo-Plasticism, not dissimilar from, say, the 1924 Rietveld-Schroder House.
Interestingly, the applicant's design proposes a style closer in time to the Gothic Revival style of the house, 1848, than today, 2011. Thus, we see no reference, pertinence or reason for this proposed design, historically or architecturally; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application regarding the roof, bulkheads and terrace, and approval of the stoop but with more accurate iron work; but,

Further, be it resolved that CB#2, Man. recommends denial of the lot-line windows, and recommends changes in the proposal that relate to the front attic windows and the windows above the parlor windows; and

Further, be it resolved that CB#2, Man. recommends that the applicant revise the design of the rear façade to something more harmonious with this Gothic Revival building, and not a 1917 Dutch vogue.

Vote: Unanimous, with 40 Board members in favor.

Jo Hamilton, *Chair*
Bo Riccobono, *First Vice Chair*
Sheelah Feinberg, *Second Vice Chair*
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March 31, 2011

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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 March 24, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4 - LPC Item:20 - 11 Carmine Street (Bleecker/6th Ave.)- Greenwich Village H.D. Extension II
A Renaissance Revival style building designed by Buchman & Deisler, built circa 1891, and later altered in 1930. Application is to install storefront infill, signage, lighting and an awning.

Whereas, it is commendable that the applicant is removing the gates and awning; but

Whereas, the applicant provided us with no tax or historical photos; so we are uncomfortable with such a thin presentation; and

Whereas, the applicant stated he believed there was no original cast-iron extant. However, the Designation Report states that the building "has cast-iron pilasters at the storefront and entrance"; and

Whereas, this historic district was hard-fought for and this, among the first applications for alterations there, does not show any effort to comply with the character of the district; and

Whereas, the existing storefront seems more compatible in style with the rest of the building. Why change it? If it is in disrepair, why not simply replace it?; and

Whereas, the signage proposed is attractive and very catchy, but it doesn't fit in this historic district; now

Therefore, be it resolved that Community Board 2 recommends approval for removing the awning and gates; but

Further, be it resolved that CB#2, Man. recommends denial of the signage, and

Further, be it resolved that CB#2, Man. recommends denial of the proposed storefront, and instead recommends retaining the style and symmetry of the existing storefront with its central door and two fixed windows, preserving any original elements, e.g., the original interior cast-iron columns

Vote: Unanimous, with 40 Board members in favor.

5 - LPC Item:21 - 139 West 13th Street - Greenwich Village Historic District A Greek Revival style rowhouse built in 1845. Application is to legalize the installation of a stoop gate without Landmarks Preservation Commission permits.
LAID OVER

Jo Hamilton, *Chair*
Bo Riccobono, *First Vice Chair*
Sheelah Feinberg, *Second Vice Chair*
Bob Gormley, *District Manager*

Erin Roeder, *Treasurer*
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March 31, 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 March 24, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6 - LPC Item:22 - 75 Christopher Street, aka 116-18 7th Avenue, aka 218-224 West 4th Street
An Art Deco style commercial building designed by Phelps Barnum and built in 1932. Application is to install storefront infill. **27 Ninth Avenue** Application is to install a painted wall sign.
LAID OVER

7 - LPC Item:95 Horatio Street aka 76-82 Gansevoort Street aka 802-816 Washington St.–
Gansevoort Market Historic District

Application is to install sculpture and lighting on the façade.

Whereas, this bold and original design, consisting of several layers of photographic imagery two inches apart from each other, simulates a diesel train coming out of the old High Line in a 3-D fashion, and is a reproduction of an actual picture of an actual train traveling on the High Line in its heyday; now

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

Vote: Failed, with 30 Board members in opposition, 3 in favor (D. Diether, A. Greenberg, S. Sweeney) and 7 abstentions (S. Ashkinazy, T. Bergman, H. Campbell, R. Ely, J. Hamilton, R. Rothstein, M. Schott)

8-27 Ninth Avenue Application is to install a painted wall sign A Greek Revival style rowhouse, built circa 1844-1846 and altered in the 20th and 21st centuries. **LAID OVER**

Jo Hamilton, *Chair*
Bo Riccobono, *First Vice Chair*
Sheelah Feinberg, *Second Vice Chair*
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March 31, 2011

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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 March 24, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

9 - 100-110 Bleecker Street - University Village- Individual Landmark
A Brutalist style residential complex designed by James Ingo Freed of I. M. Pei & Associates and built in 1964-67. Application is to modify the landscape and install a playground and assorted fixtures.

Whereas, the applicant did not offer any aesthetic or compelling reason for disturbing Pei's design, other than the fact that in a few years it wishes to remove the dog run and the shuttered play area located on public land on Mercer Street.
The applicant seems to feel that it can re-locate these facilities and hope to quell the dog owners and parents concerns by capriciously and arbitrarily placing the dog run and playground within University Village, forever ruining this Individual Landmark**;**

Whereas, University Village's landmark status was based on I.M. Pei's original design. It was clear and unambiguous. This proposal will seriously impair that design; and

Whereas, Pei did not expect to have a large kid's playground or a dog run disturbing his vision. If he wanted these elements, surely he would have included them; and

Whereas, rather, Pei wanted a serene look. This proposal detracts from that serenity and does not reference the original concept; and

Whereas, the applicant proffered that it had a letter from I.M. Pei supporting this application. In reality, what was presented was merely a supporting letter from one of the current partners of the firm; and

Whereas, we have no idea what Pei himself thinks of this alteration to his design. Further, it really is irrelevant what Pei says now. What matters is keeping true to the design that was in place at the time of designation by the Commission; and

Whereas, the applicant should keep the residential complex the way it was originally intended; and

Whereas, the proposal is too busy and will minimize and detract from the effect of Sylvette; now

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

Vote: Passed, with 39 Board members in favor, and 1 abstention (I. Dutton)..

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
Sandy Myers, CB2 Liaison, Man. Borough President's office
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 & Development Committee, CB#2, Man.