

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



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

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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April 9, 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 March 22, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

FIRST LANDMARKS MEETING

1 - LPC Item: 130 Prince Street (Wooster/W.Bdwy) SoHo Historic District
An industrial building remodeled ca. 1984. Application is to modify the storefront infill.

Whereas, bringing the header up to the line of the rest of the fenestration will further unify the lines of storefront, and will enhance the building and the district; and

Whereas, the materials and palette are also in line with the rest of the building and district; now

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

Vote: Unanimous, with 45 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 February 23, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2 - LPC Item:12 - 32 Morton Street (7th Ave. S.) - Greenwich Village Historic District

A utilitarian building designed by Hobart B. Upjohn and built in 1920.

Application is to enlarge window openings at the penthouse.

Whereas, the penthouse is so far distant from the public's view that the minor changes proposed here would be barely noticeable; and

Whereas, the increased window opening will not detract from the whole of the building nor the district, and the painting will be an improvement; now

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

Vote: Unanimous, with 45 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on February 23, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2ND LANDMARKS MEETING

3 - LPC Item:10 - 449 Broadway, aka 26 Mercer Street (Howard/Grand)– SoHo HD

A store building built in 1868, and a store and loft building built in 1855.

Application is to install storefront infill and signage.

Whereas, on the Broadway façade, removing the fire escape, repairing the front of the building and replacing the windows add to the building, and the proposed signage does not detract from it; and

Whereas, the change to the storefront from the approved 1990s design is acceptable, except for the display window, which, with so much glass, would benefit from the addition of a vertical pier; and

Whereas, we suggest that the storefront bulkhead should have some more “richness” in place of the propose panels, as well as being several inches higher than the proposed 15” base; and

Whereas, on the Mercer façade, we appreciate the portion of the proposal that would retain the attractive fire escape and historical shutters; but

Whereas, we strongly object to the proposal to remove the loading dock. The applicant’s claim that there are no other loading docks on the block may be true, but there certainly are other loading docks on that side of Mercer, as well as quite a few others throughout the neighborhood, mementos of a mercantile past, so germane to SoHo’s evolution; and

Whereas, it has always been our belief that the LPC feels, as we do, that, although some of the current loading docks may not be the original loading docks, structures that likely could not withstand the decades of rigorous daily use by teamsters and workers, nevertheless these elements are essential to the district’s industrial and commercial development, and are certainly valid and authentic historical replacements, built decades and decades old; and

Whereas, the Commission has long voiced the notion that because SoHo was a commercial and warehouse neighborhood in the 19th century, and had no trees during that period, the neighborhood thus should not be permitted to have trees today. Fine. In fact, to the best of our knowledge, the Commission has never issued a permit for a tree, based on that reasoning; and

Whereas, so, using the Commission's same reasoning, since SoHo was a commercial and warehouse district in the 19th century, any historical references to that period, particularly iconic elements like loading docks, should be recognized as contributing features and not be removed; and

Whereas, in other words, it is incongruous and illogical to ignore the area's industrial history to permit the destruction of a loading dock, only to evoke the same history when not permitting the planting of trees; and

Whereas, all of the above notwithstanding, we appreciate the portion of the proposal that would retain the attractive fire escape and historical shutters; but we recommend that the applicant present the Commission with a proposal for a bulkhead at least 18, or even 24 inches, in height instead of the proposed 12"; and

Whereas, further, we understand the need for a recessed, non-contextual fenestration to accommodate the shutters, but we suggest that the applicant add a vertical mullion on the southern display window, which would break the expanse of the glazing; now

Therefore, be it resolved that Community Board 2 recommends approval of the Broadway facade application, but only if the display window has a vertical pier added and a bulkhead of historical height; and

Further, be it resolved that on the Mercer facade, the loading dock should be preserved along with the fire escape and shutters; and

Further, be it resolved that any display window approved by the Commission should have a mullion.

Vote: Unanimous, with 45 Board members in favor.

Brad Hoylman, Chair
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One Centre St., 9th Floor North
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Dear Chairman Tierney:

At its Full Board meeting on February 23, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4 - LPC Item:11 - 11 St. Luke's Place (Hudson/7thAveS)– Greenwich Village HD

An Italianate style rowhouse built in 1852.

Application is to construct rooftop and rear yard additions, reconstruct the rear facade and excavate the rear yard. Zoned R6

Whereas, the rooftop addition will not be visible from within the historic district, and barely visible from beyond; but

Whereas, when buying property in a well-known historic district, people should abide by the spirit of that historic district and not expect to demand the destruction of part of that district; and

Whereas, we continue to strongly object to these constant requests and approvals for the unjustified destruction of historical material, namely a good portion of the rear façade; and

Whereas, the applicant's argument that the adjacent building, 12 St. Luke's Place, was destroyed is only partially true. Indeed, decades before designation, the rear of the building was extended. But what exists there now and which was approved by the LPC is actually an improvement on the earlier rear-yard extension; and

Whereas, this block has an exceptional joining of backyard gardens and makes a unusual landscape worthy of protection; and

Whereas, the rear yard currently has pavers and so has the potential for greenery, an essential element of a city backyard; but

Whereas, the proposal to excavate most of the subsoil to create an extended basement into the backyard would forever preclude the presence of any serious urban vegetation, like shade or fruit trees; now

Therefore, be it resolved that CB#2, Man. recommends of approval of the rooftop addition; but

Further, be it resolved, that we recommend denial of the proposed rear-yard addition and the cellar excavation.

Vote: Unanimous, with 45 Board members in favor.

Brad Hoylman, *Chair*
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Dear Chairman Tierney:

At its Full Board meeting on February 23, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5 - LPC Item:12 - 32 Morton Street - Greenwich Village Historic District

A utilitarian building designed by Hobart B. Upjohn and built in 1920.

Application is to enlarge window openings at the penthouse.

Whereas, this enlargement is barely visible from the street and would 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 45 Board members in favor.

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



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NYC Landmarks Preservation Commission
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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on February 23, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6 – LPC Item:13 - 29 7th Avenue South (Bedford/Leroy) Greenwich Village HD Extension II

A contemporary style apartment building with a commercial ground floor designed by George Schwarz and built in 1997. Application is to replace storefront infill and signage. Zoned C2-6

Whereas, the Commission may recall our continuing objections to requests from restaurateurs to install “French door and windows” in old buildings in our historic districts, since this type of fenestration is not historical; but

Whereas, this building is not very historical or contributing, and so we are open to the argument that French doors and windows in this particular location would not be incongruous; now

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

Vote: Unanimous, with 45 Board members in favor.

Brad Hoylman, *Chair*
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Dear Chairman Tierney:

At its Full Board meeting on February 23, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

7 - LPC Item:14 - 21 East 13th Street, aka 22-26 East 14th Street – Bauman Brothers Furniture Store – Individual Landmark

A store and loft building, designed by David and John Jardine and built in 1880-81. Application is to replace storefront infill

Whereas, we appreciate the improvement to this building that the proposal will bring, but we suggest that the door bulkhead be brought up to enhance better the bulkhead line of the display windows; now

Therefore, be it resolved that CB#2, Man. recommends general approval of this application, but suggests the door bulkhead be raised.

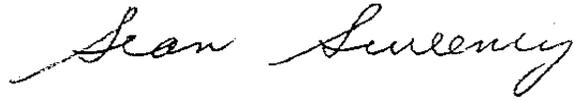
Vote: Unanimous, with 45 Board members in favor.

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

Sincerely,



Brad Hoylman, Chair
Community Board #2, Manhattan



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

BH/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
David Reck, Land Use & Business Development Committee, CB#2, Man