

David Gruber, *Chair*
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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

March 25, 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 March 21, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

1. Item:7 - 325-329 West Broadway, aka 23-25 Wooster Street – SoHo-Cast Iron Historic District. An early 19th century building altered in 1894; an early 19th century building altered circa 1920-1930; a warehouse built circa 1960; and a garage built in 1968. Application is to amend Certificate of Appropriateness 07-4623 for the construction of rooftop additions at existing buildings and for the construction of a new building. Zoned M1-5A. Community District 2

Whereas, The application is to make certain amendments to a previously-approved application for new construction on the West Broadway portion of the parcel and modifications to the elevator bulkhead on the Wooster Street portion; and

Whereas, The applicant referenced certain cast iron buildings in the district which exhibit strong anchoring at the ground level, strong vertical thrust through the use of columns between the windows, and assertive cornices; and

Whereas, The proposed grill facade in textured sand, cast aluminum exhibits an almost square pattern, completely lacking in the distinctive vertical thrust of historic SoHo building facades; and

Whereas, the ground floor is plate glass, which appears to be unframed, exhibits no visual support for the upper floors, is without historical reference, and makes the building appear to be floating rather than be anchored to the ground; and

Whereas, the building's relationship to the sky is lacking a crowning cornice, and the greenery and sky visible behind the upper floor windows openings (with no roof) is odd, disorienting and

Whereas, The plate glass on the ground floor, the lack of vertical thrust in the intermediate floors and the lack of a cornice or other strong termination to the top of the building all together do not reference or reflect classical architecture as manifest in historic SoHo buildings, but rather seek to insert into the District an intrusive, modern style; and

Whereas, The rear facade is treated the same as the street facade with the addition of balconies; and

Whereas, The elevator bulkheads are more visible than the previously-approved plan with an additional 85 inches on West Broadway and an additional 26 inches on the Wooster Street side and remain minimally visible; and

Whereas, The ninth floor penthouse is recessed from the facades of the building and is in keeping with the penthouses prevalent in the area; and

Whereas, There are no proposed changes to the previously-approved plans for the Wooster Street facade; and

Whereas, Plantings are proposed at the base of the building, on ledges and on balconies of the intermediate floors and on the terrace of the penthouse level which are asserted by the applicant to be a part of the design, especially in considering the “weight” of the ground level facade; and

Whereas, The plan must be considered according to the permanent, architectural elements of the design in that plantings are consider auxiliary to the design and will exist only with diligent care that cannot be guaranteed in perpetuity; now

Therefore, be it resolved that CB#2, Man. recommends denial of the design for the façade, including the ground floor; and

Be it further resolved that CB#2, Man. recommends approval of the penthouse and elevator bulkheads.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on March 21, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2. Item: 8 - 482 Broome Street, aka 60 Wooster Street - SoHo-Cast Iron Historic District
A store building designed by John McIntyre, built in 1883-84. Application is to install new storefront infill and modify a barrier-free access ramp.

Whereas, The application is to replace the door of the residential, east side of the Broome Street facade of the building and the two loading doors on the north end of the Wooster street side with copies of the existing historical doors; and

Whereas, The existing six foot ramp is to be extended to 16 feet with a design matching the existing ramp in order to comply with access regulations; and

Whereas, The original style, double-hung windows on the Wooster Street side are to be replaced with single pane windows commonly found on retail establishments in the District; and

Whereas, The grills below the Wooster Street windows are to be replaced with single pane glass; and

Whereas, The wooden elements on both facades are to be painted in Benjamin Moore Monterey; and

Whereas, A small blade sign is to be installed on the Broome Street facade and decal signs are to be installed on the lower the windows on the Wooster Street facade; and

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on March 21, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3 - Item:9 - 42 West 11th Street – Greenwich Village Historic District . A Greek Revival style house designed by James Harriot and built in 1840-41, with an addition built by Paul Rudolf in the 1970s. Application is to construct a rooftop addition, rebuild the existing rear extension, and excavate the cellar and rear yard. Zoned R6QH

Whereas, The stoop, stairs and historic surround are to be restored according the existing construction, presumably original, in other buildings in the terrace; and

Whereas, The rear Paul Rudolf wooden extension of modern design cannot be restored and is to be rebuilt in steel according to the original design and in the manner of similar Rudolf designs; and

Whereas, The extension in steel will be shifted north 26 1/2 inches, providing more depth to the garden; and

Whereas, The windows behind the framing conform to the pattern of the trellis, according to the original Rudolf design; and

Whereas, Certain details, including a rectangular, glazed opening at the top, reference similar designs by Rudolf; and

Whereas, A stair bulkhead is to be built and will not be visible from the street; and

Whereas, The rear yard will be excavated, with the result that it will be approximately two feet higher than the existing garden; and

Whereas, The excavation of the garden changes the area from a true garden with trees, grass and plants to a sterile patio with hard surfaces, thus depriving the property and the doughnut of the serene connection with the earth afforded by grass, trees and flowers; and

Whereas, The cellar will be excavated to afford an eight foot ceiling height; and

Whereas, The use of an angle of repose method of excavation would be less intrusive and address the concerns of the neighbors; and

Whereas, Neighbors support the project, both in person and by letter, with concerns that the excavation be carried out with care.

Therefore, be it resolved, That the proposal is commended for its care in reconstruction of the original front stoop and the rear façade, which is of architectural and historical importance; and

Be it further it resolved that CB#2, Man. recommends approval of this application with the request that consideration be given to preservation of the garden in its present state.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on March 21, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4 - Item: 9 - 130 W. 12th Street – Greenwich Village Historic District. An apartment building by architect Feldman 1940-41. Application is to modify window opening at the penthouse and install terrace pergola.

Whereas, The windows on the south side will be altered to make the elevation symmetrical; and

Whereas, The glazing on the east facade will be replaced; and

Whereas, Two windows in the west facade will be filled with brick; and

Whereas, The proposed changes enhance the facades of the penthouse and are in keeping with the previously-approved designs; and

Whereas, A wood and steel pergola will be constructed on the east side of the rear terrace and is visible, though not aggressively so, from Sixth Avenue.

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on March 21, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5 - Item:11 - 79 Horatio Street - Greenwich Village Historic District. A rowhouse built in 1870. Application is to install a stoop; construct a rooftop bulkhead, alter the rear façade, and excavate the cellar. Zoned R6

Whereas, The cellar is to be lowered three feet to afford a ceiling height of eight feet and will not require underpinning because of the use of the angle of repose method, which will minimize the impact on neighboring structures and gardens; and

Whereas, The garden will be excavated 8' 6" to the north, down to the level of the basement; and

Whereas, A stoop and stairs are to be created with design and railing similar to that recently approved at 83 Horatio, in the same block; and

Whereas, The roof is to be leveled from the front (highest point), which raises the rear level by two feet and causes greater visibility of the west wall of the building, which must also be raised; and

Whereas, The stair bulkhead is to be nine feet high, double width from the level of the newly-raised roof, and repositioned with its front edge 15 feet from the street line and is highly visible from within the block; and

Whereas, The safety railing at the rear will be set back one foot; and

Whereas, The rear facade is intact, including original window openings; and

Whereas, the proposal would completely removed a considerable amount of original fabric by completely demolishing the back wall of the building; and

Whereas, The rear facade design does not respect the original spacing, rhythm, scale and relationship of masonry to window openings and instead proposes. modern, tilt and turn windows that in no way respect the present, intact facade and are totally without precedent or context for the District; and

Whereas, The applicant asserts that the justification for the destruction of the rear facade and modern window design is the occupants' enjoyment of views to the north not afforded by the present, historical design; and

Whereas, The applicant feels that the historical restoration of the facade justifies the destruction of the rear facade, replacing it with a design that has no historical or aesthetic reference to the building or to the District; and

Whereas, The great visibility of the bulkhead is a self-created problem caused by raising the roof, doubling the width of the bulkhead, and installation of a switch-back stairway.

Whereas, The visibility of the bulkhead could be reduced to an acceptable height by preserving the straight run stairs toward the building and the present design of a sloping bulkhead; and

Whereas, A member of the public spoke in favor of the front facade proposal and against the rear facade changes and the roof changes.

Therefore, be it resolved That CB#2, Man. recommends denial of the roof, bulkhead, rear facade, and rear windows; and

Be it further resolved, That CB#2, Man. recommends approval of the garden excavation and front facade work, provided that they are done with quality of design and construction, especially with respect to the iron work, evident in the referenced 83 Horatio building.

Vote: Unanimous, with 37 Board members in favor.

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

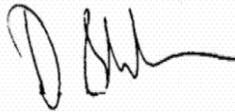
Sincerely,



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
Andrew Berman, Greenwich Village Society for Historic Preservation
Jenny Fernandez, Director of Government & Community Relations,
Landmarks Preservation Commission