

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

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May 31, 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 May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1. 60 Grand St. – SoHo Cast Iron Historic District.

A neo-Classical style building designed by Cleverdon & Putzel & built in 1895-96. Application is to install a painted wall sign.

Whereas, this building, because of its height and the shorter buildings around it, has a wall that is very visible from West Broadway, and that is the wall to have the new painted signs, and

Whereas, this wall currently still has a ghost Coca-Cola sign plus some other ghost signs and, according to the applicant, currently has another painted sign which was in violation and which the applicant said would be removed, but no photo of the existing sign was supplied, and

Whereas, the two proposed signs cover 23' by 38'8" of the wall, set back 5' from the façade, and covering part of the ghost signs, and

Whereas, the applicant stated that these signs were temporary, to be followed in a few months by a Master Plan for signage on this wall, and

Whereas, in the past, the Community Board has attempted to preserve some existing ghost signs, and questions whether this proposal would set a precedent for approving temporary signage which would cover ghost signs, and

Whereas, the Community Board does not see a reason to permit a temporary painted sign while awaiting a Master Plan for signage,

Therefore Be It Resolved CB#2, Man. recommends denial of this application for these new painted signs on 60 Grand St.

Vote: Unanimous, with 43 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 May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2. 371 Canal St. – SoHo Cast Iron Historic District.

A cast iron store building designed by Samuel Warner & built in 1883-84. Application is to alter the cast iron façade and reinforce the fire escape.

Whereas, this proposal is to do a complete restoration of the façade of the building, retaining the columns and pillars, and

Whereas, the fire escape will be attached to the steel structure behind the façade on each floor between the windows, instead of the present braces to the façade of the building, and the fire escape will be cleaned and scraped down,

Therefore Be It Resolved CB#2, Man. recommends approval of this proposal for 371 Canal St.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3. **83 Wooster St.** (Spring & Broome Sts.) – SoHo Cast Iron Historic District

A neo-Grec style store & loft building designed by J.B. Snook & built in 1876. Application is to modify storefront infill & the loading dock to provide barrier free access.

Whereas, this building now has a loading dock and a series of matching openings into the building, one of which leads to the elevator, and

Whereas, to make the building handicapped accessible, the proposal is to remove a portion of the loading dock at the right of the building in front of the elevator bay, drop the interior floor at that area and bring the elevator down to the new lower height level with the sidewalk, and

Whereas, the plan is to reuse the original door and its transom at that area, but create a new transom above them to fill the space, and

Whereas, there was not enough information given on the original loading dock, and

Whereas, this proposal would destroy the existing symmetry of the façade, and another solution should be considered for this building,

Therefore Be It Resolved CB#2, Man. recommends denial for this proposal for 83 Wooster St.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

- 4. 520-524 Hudson St. aka 243-247 West 10 St. – Greenwich Village Historic District**
An Art Deco style building built in 1931. Application is to install storefront infill.

Whereas, originally this building had two store windows with a door between on the Hudson St. side but sometime in the past the left window was bricked in, and

Whereas, this proposal is to remove this brick and restore the building more to its original look, with two store windows and a door between, the windows to have the same type of framing as those on the Hudson St. side, and

Whereas, the cellar will be excavated to increase headroom from 4'8" to 8' with a new sidewalk hatch to the cellar, and

Whereas, the new entrance on the Hudson St. side will have two 2' doors opening out, since they cannot intrude on the sidewalk more than 18", but if the door was recessed it could be normal size,

Therefore Be It Resolved CB#2, Man. recommends approval of this application for 520 Hudson St. but suggests the door be recessed instead of two 2' doors.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5. 278 West 11 St. – Greenwich Village Historic District.

An Italianate style house built in 1853 and altered. Application is to construct a stoop and alter windows, and construct a new rear yard addition.

Whereas, this proposal is to replace the stoop and restore the lintels on this building, and install 4 over 4 windows with casement windows on the first floor, and

Whereas, the new stoop will have cast iron fences and there will be a cellar entry under the new stoop stairs, and

Whereas, the application is also to extend the building on the first, basement and cellar levels 7' into the rear yard, by excavating the cellar and an additional excavation 12' ' beyond this at the basement level in the rear yard, 3'6" deep, and

Whereas, the top floor at the rear of the building will have 4 over 4 windows, and

Whereas, the proposal needs more detail. We noted the following questions: The windows in this style building are often 2 over 4 rather than 4 over 4; for an 1850s house there should be a more appropriate stoop fence design; there is a problem with the areaway under the stairs; replacing the stoop is good and casement windows on the first floor are OK; the extension of the rear is OK but a tea room should be considered for the extension: the casement windows on the rear of this building are not appropriate; the top floor windows should also be the same on the top two floors,

Therefore Be It Resolved that in view of all these problems, CB#2, Man. recommends denial of this current proposal for 278 west 11 St.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6. 88-90 7 Ave. So. a/k/a 305-307 Bleecker St. - Greenwich Village Historic District
An Art Deco style building built in 1931. Application is to install storefront infill.

Whereas, the proposal is to create two storefronts on the first floor of this building on the Bleecker St. side, and

Whereas, the storefronts will consist of, from right to left, a recessed door, a storefront, a recessed door, and a second storefront, and

Whereas, there will be a 2' high aluminum base for the storefronts, glass and metal doors with glass transoms above, and glass transoms above both the doors and storefronts, with a narrow glass sidelight next to the recessed doors and

Whereas, this is a definite improvement over the current condition of the building,

Therefore Be It Resolved CB#2, Man. recommends approval of this application for 88-90 7 Ave. So. (Bleecker St. side).

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

7. 10-12 Little West 12 St. – Gansvoort Market Historic District.

Two vernacular rowhouses built circa 1839. Application is to legalize the installation of storefront infill, signage, and the construction of a rear yard addition, without LPC permits.

Whereas, the proposal is to legalize the installation of a new storefront on #10 to replicate that on #12 Little West 12 St., and

Whereas, on the rear of the building, almost the whole back wall on the first floor has been removed with the walls on either side supporting a sliding roof over the rear yard which has panels which can be lowered in cooler weather, and

Whereas, this work was done without approval of the Landmarks Commission,

Therefore Be It Resolved CB#2, Man. recommends approval of the storefront infill on the front of the building but recommends denial of the work at the rear of 10-12 Little West 12 St. and suggests that LPC require the rear wall to be restored.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

8. 24 Bethune St. – Greenwich Village Historic District.

A Greek Revival style rowhouse built in 1833-34. Application is to reconstruct the façade.

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 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 CB#2, Man.recommends denial of this application for 24 Bethune St. in the absence of this important step in the review process.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2nd LANDMARKS MEETING

9. - 27 East 4th Street (Lafayette/Bowery) – A one-story utilitarian building built in the 1940s. Application is to demolish the existing building and construct a new building.

Whereas, we thank the Commission and the applicant for laying this over and giving the community a chance to weigh in, since there was inadequate notification provided when it was originally presented to the board two weeks earlier; and

Whereas, no one spoke in opposition to the demolition of the existing one-story building; and

Whereas, there were approximately 75 people in attendance as well as several organizations whose cumulative membership runs into the thousands, including, but not limited to, Councilmember Rosie Mendez, the Merchant's House Museum Board Chair and Executive Director, HDC, GVSHP, Historic House Trust, Friends of NoHo Architecture, Bowery Alliance of Neighbors, the co-op board of 25 East 4th Street, Jan Pokorny Associates, and architect Alexandr Neratoff, as well as a petition with at least 1,500 signatures objecting to the proposed building's height, scale and potential risk to the Museum was submitted; and

Whereas, most of the opposition to this project centered on the effect it would have on the adjacent Merchant's House Museum, built in 1832 and currently owned by the City's Parks Department in partnership with the Historic House Trust, it being among the first Individual Landmarks designated, and which is a registered Federal, State and City landmark, and whose interior rooms are landmarked, is the only house in New York State designated inside and out; and

Whereas, it is a fragile old building, recently damaged during the construction of a City water-tunnel construction project down the street, despite precautions undertaken by the DEP construction crew to prevent damage.

Additionally, the Museum suffered significant structural damage in 1988 when the building at 31 East 4th Street was demolished, resulting in nearly \$1 million of damages and requiring the Museum to close for two and a half years

Despite assurances from the developer, many people questioned how much more damage this precious landmark can endure,

Can it survive the demolition and excavation at 27 East 4th? Will long-term ground settling caused by the weight of the new nine-story building irreparably harm it?

Several people referenced the collapse of buildings of later vintage than the Merchant's House Museum, stemming from excavation and construction on adjacent sites: for instance, buildings on the Lower East Side and Chinatown as well as buildings within two of our historic districts, namely, the Annie Liebowitz debacle in the Village and 74 Grand Street in SoHo, collapsed due to adjacent construction; and

Whereas, Stuart Klein, the former general-counsel and inspector-general for the Department of Buildings, retained by 25 East 4th Street, stated that damage to the Merchants House would definitely result. Just how much is the \$64,000 Question.

Whereas, He also introduced the issue of the Merchant's House Museum chimney, which the applicant did not heretofore address, and who was taken off-guard and unprepared regarding the issue when questioned; and

The question is how to vent the old chimney, as required by Code. Clearly a metal flu extending up the height of the new building would be unsightly and any intrusion into the chimney would destroy precious historic material; and

Whereas, thus we have severe reservations on the amount of preparedness going into this project. For example, there is no plan for the extension of the chimney flue. Further, any design must include the extension of the chimney flues within the new building; and

Whereas, the proposed design of the new building is innocuous and was originally approved by the CB2 Landmarks Committee.

However, several people cited reports and reviews that extolled the historic low-rise character of that portion of the north side of East 4th Street and who argued eloquently for the proposed new building to reflect the footprint and height of the original house at 27 East 4th Street that was demolished in 1945.

Specifically, speakers mentioned the precedent of the historic Landmark Skidmore House located at 37 East 4th Street, which, together with the Merchant's House Museum, are the remaining portions of the row of distinguished residential buildings that used to stand on the north side of East 4th Street.

When the LPC approved the building at 2 Cooper Square in 2006, it mandated a six-story setback as a memorialization of the residential scale of this block from 27 East 4th to the Bowery.

The LPC stated in its Feb. 7 2006 letter "...the six-story base of the proposed building will recreate the historical street wall condition around the designated building along East 4th Street, and will allow for a transition in scale from the designated building to the bulk of the proposed building..."

Construction of a 9-story building without any setbacks on a formerly residential site within this block would contradict the Commission's earlier specific preservation mandate.

The north side of the street had a duality: tall industrial buildings on the western end and low residential buildings to the east. The lot at 27 East 4th Street originally had a four-story house. Moving the industrial high-rise scale eastwards would violate the history of the neighborhood; and

Whereas, thus, we are reversing our prior approval in light of the testimony that a four-story building is a better historic reference to the street wall; and

Whereas, completed preservation plans and surveys should be submitted by the applicant and approved by the Museum directors before any LPC permit is issued; for example, engineering surveys, geotechnical and architectural reports, protection and disaster plans, below-grade construction plans, storage plans for the museum's artifacts, and financial guarantees should be in place should a catastrophe occur. Further, all these reports, plans and actions should be paid for by the developer as well as compensation to the museum if damage occurs, if the interior artifacts need to be moved and stored, and for any loss of income during construction; and

Whereas, finally, at least a million dollars of taxpayers' money has been invested in the Merchant's House restoration and preservation and there would be a public outcry if a private developer harmed a public resource, even slightly; now

Therefore be it resolved that CB#2, Man., recommends any permissions for demolition or new construction on this site be denied until it can be assured to the satisfaction of the Merchant's House Museum that all potential for structural damage, or damage to the integrity of the historic fabric, interior and exterior, has been addressed according to the concerns outlined in the Whereas clauses above; and

Further, be it resolved that any proposed new building be in scale with the adjacent Merchant's House, not the industrial buildings on Lafayette; and

Further, be it resolved that CB#2, Man. recommends that the applicant address the chimney issue; and

Further, be it resolved that CB#2, Man. recommends that the various engineering and architectural plans cited above be submitted to the directors of the Merchant House for review and approval before any LPC permits are issued; and

Finally, be it resolved that CB#2, Man. recommends that the developer be financially responsible for preserving and storing the interior artifacts and compensate the Museum for any loss of income.

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Dear Chairman Tierney:

At its Full Board meeting on May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

10. - LPC Item:12 - 125 Christopher Street – Greenwich Village Historic District

An apartment building designed by H.I. Feldman and built in 1944.

Application is to construct a barrier-free access ramp.

Held Over

11. - LPC Item:13 - 304 Bleecker Street (7th Ave. S/Grove) (Blaustein's Hardware) - Greenwich Village Historic District

A dwelling originally built in 1829, converted to commercial use, with a fourth floor added in the early 20th century.

Application is to replace storefront infill and install lighting and signage. Zoned C2-6

Whereas, in general, the infill, lighting and signage do not detract from the building; but

Whereas, we only saw the elevation and were not presented with the floor plan; and

Whereas, so, it is difficult to determine whether the proposed door is inset or flush with the facade; and

Whereas, we were not told what the applicant intended to do with the tiles in the entry; now

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

Further, be it resolved that CB#2, Man. recommends that the existing tiles be retained and that the entry door be inset.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

12. - LPC Item:14 - 58 Bank Street (W. 4th) - Greenwich Village Historic District
A Greek Revival style house built in the mid 1840s and later altered with a fourth floor and an Italianate style cornice. Application is to alter the rear facade.

Whereas, although the existing rear-yard façade was not part of the original structure, it was built in 1907, well over a century ago, and should be preserved; now

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

Vote: Passed, with 42 Board members in favor, and 1 abstention (C.Dawson).

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Dear Chairman Tierney:

At its Full Board meeting on May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

13. - LPC Item:15 - 20 West 11th Street (5th/6th Ave)- Greenwich Village Historic District
A Greek Revival style rowhouse built in 1844-45. Application is to replace windows.

Whereas, the window replacement on the front is fine; and

Whereas, there is so much alteration to the back of the building already that this proposal does only minimal damage; now

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

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

14. - LPC Item:16 - 154 Spring Street - SoHo-Cast Iron Historic District

A store and loft building designed by Louis Sheinart and built in 1911.

Application is to replace storefront infill and install rooftop mechanicals

Held Over

15. - LPC Item:17 - 38 Greene Street, aka 90-94 Grand Street – SoHo-Cast Iron H.D.

A transitional style store and warehouse building incorporating Italianate and French style details designed by Griffith Thomas and built in 1867.

Application is to install storefront infill.

16. - LPC Item:18 - 42-50 Greene Street (Broome) – SoHo-Cast Iron Historic District

A French Renaissance style store and warehouse building designed by Griffith Thomas and built in 1869; and a neo-Grec style store and warehouse building constructed in 1860.

Application is to establish a Master Plan governing the future installation of storefront infill.

Whereas, it is a nice Modernist schematic, but just doesn't "belong" here, missing fundamental elements of design and decoration that we would expect to find in the Cast-Iron District.

For example:

- The proposed storefront infill is flat with no variation on the surface, completely ignoring the 19th century elements of depth and shadow found throughout the district.
- It should have transoms and paneled doors
- The rhythm is troublesome.
- The proposed grillwork at the base is not of a style we would expect in this historic district.

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

Vote: Unanimous, with 43 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

17. - LPC Item:19 - 714 Broadway – NoHo Historic District

A neo-Classical style store building designed by Buchman and Deisler and built in 1896-97.

Application is to install wall-hung HVAC units on a secondary facade

Whereas, the units and mountings would be barely visible from the sidewalk on Lafayette Street and were a new building built on the abutting parking lot, they would never be seen; but

Whereas, one member of the committee suggested that the applicant place the HVAC on the roof, where most HVACs are placed in the city, and that narrow piping be run down the back of the secondary facade; now

Therefore, be it resolved that CB#2, Man. recommends general approval of this application, but urges the Commission and applicant to investigate placing the HVAC on the roof, which is less unsightly and would produce less invasive noise in the rear courtyard, something the neighbors would surely appreciate.

Vote: Unanimous, with 43 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

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

May 31, 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 May 24, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

18. - LPC Item:20 - 95 Horatio Street, 521-531 and 533-535 West Street, 84-88, 90-92 and 94-98 Gansevoort Street, and 802-816 Washington Street – Gansevoort Market Historic District
Two Classical Revival style warehouses designed by Lansing C. Holden and built in 1897-98; a neo-Classical style warehouse/office building designed by John B. Snook Sons and built in 1932; three neo-Classical style warehouses designed by J. Graham Glover and built in 1910-12, 1911-12 and 1923-26; and a neo-Classical style warehouse building designed by John B. Snook Sons and built in 1931-35. Application is to establish a Master Plan governing the installation of signage.

Whereas, this is a very attractive proposal and adds to the building and the district; now

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

Vote: Unanimous, with 43 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



Brad Hoylman, Chair
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