

David Gruber, *Chair*
Bo Riccobono, *First Vice Chair*
Jo Hamilton, *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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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

June 6, 2014

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 22, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

1ST LANDMARKS MEETING

1 - LPC Item: 341 Canal Street, aka 11 Greene Street (n.w. Greene) - SoHo Cast Iron H.D.
A vacant lot. Application is to construct a new building. Zoned M1-5B

Whereas, this was a presentation to show some changes to an application already approved by us and LPC; and

Whereas, the increased height of the cornice, the deepening of the windows' depth, and the lowering of the building's height to match the adjacent building's all improve the original design; now

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

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 22, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

2 - LPC Item: 687-B Greenwich Street (West 10th/Christopher) - Greenwich Village H.D.

A rowhouse designed by Proposition Architecture and built in 1987 as part of a group of new rowhouses approved under Certificate of Appropriateness 87-0059.

Application is to construct a rooftop addition. Zoned R6

Whereas, although several committee members did not object to the design and materials of the structure *per se*, it nevertheless violates the guidelines that rooftop additions be minimally visible. The proposed structure stands out glaringly; and

Whereas, approval of this structure could set a precedent for others in the group; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application because it stands out so glaringly.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 22, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

3 - LPC Item: 37 West 10th Street (5th/6th) - Greenwich Village Historic District

A Greek Revival style townhouse designed by Andrew Lockwood and altered in the 1920's.

Application is to excavate at the rear yard, alter the rear facade, construct a rooftop bulkhead, and alter a back building. Zoned R6

Whereas, as the applicant correctly pointed out, this property represents three different eras of construction: 1820s, the 1860s and the 1920s; and

Whereas, the proposal seeks to eliminate and disrespect these distinctions by homogenizing them through the choice of fenestration; and

Whereas, although the proposed alteration will not be visible from the street, it nevertheless will result in the destruction of original materials; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application, since it destroys historic material and homogenizes three distinct eras of construction, removing any distinctiveness.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 22, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

4 - LPC Item: 16 - 20 7th Avenue (O'Toole Building) - Greenwich Village Historic District

A contemporary institutional building designed by Arthur A. Schiller and Albert Ledner and built in 1962-63.

Application is to modify previously approved signage and to install additional signs.

Whereas, we congratulate the applicant on the sensitive restoration of this iconic structure; and

Whereas, we approve all the requests for signage except for the illumination of the corner sign; but

Whereas, the Commission has denied the applicant's request for illumination of the corner sign, and we respect and agree with that decision; now

Therefore, be it resolved that CB#2, Man. recommends approval of all the signage except for the illumination of the corner sign.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 22, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

5 - LPC Item: 81 Horatio Street - Greenwich Village Historic District

A rowhouse designed by William Grant and built in 1870.

Application is to construct a rooftop pergola and privacy screens.

Whereas, the application will be minimally visible; now

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

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 22, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

5 - LPC Item: 19 9th Avenue (Pastis Building) - Gansevoort Market Historic District

A 19th and early 20th century wagon storage building and stables combined and altered in 1921-22 as a vernacular style garage with stores.

Application is to alter the ground floor and construct an addition. Zoned M 1-5

Whereas, this proposal presents an attractive structure. However, it is entirely inappropriate for this building, and, more importantly, for this plaza area, which is the linchpin of the historic district; and

Whereas, it doesn't speak to other buildings in the district; and

Whereas, the ground-floor space will be effectively eradicated, making the entire ground floor a window; and

Whereas, the applicant presented no historic precedent in the district for such an expanse of glass; and

Whereas, this is an Edward Hopperesque streetscape and this proposal is totally unrelated to that ambience; and

Whereas, the proposal compromises one of the most recognizable and appreciated iconic buildings in the district; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application, chiefly because of the harm it does to this iconic building and plaza.

Vote: Unanimous, with 40 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on May 22, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

2ND LANDMARKS MEETING

6 - LPC Item: 69 - 73 Greene Street - SoHo Cast-Iron Historic District

A pair of store buildings designed by Henry Fernbach and built in 1876 - 77.

Application is to remove fire escapes and fire balconies

Whereas, nine residents of the block attended the meeting to argue for retention of the historic fire escape; and

Whereas, it is very unclear why the applicant is applying at this point to remove the fire escape and balconies. This fire escape is the second means of egress and there were no plans or schedule presented for installing an alternate; and

Whereas, furthermore, one building resident questioned how a stairway that the applicant suggested for a second means of egress could be built, since the building is fully occupied; and

Whereas, the applicant illegally removed historic fire shutters on the rear facade without LPC permits; and

Whereas, the applicant also stated there would be new, different windows installed for market-rate tenants but not for rent-stabilized loft tenants, an irregular approach not conducive for historical accuracy. Indeed the approach at restoring this building seems to be done in a piecemeal fashion; and

Whereas, the fire escape, although not original, is historic and adds to the character of the historic district; and

Whereas, FDNY Captain Michael Gorman (ret.) submitted a letter highlighting the need for the retention of the fire escape, calling their removal “**indefensible and unconscionable**” and “**insane**”. After all, SoHo has been dubbed “Hell’s Hundred Acres” due to the propensity of its buildings to catch dangerous, massive fires; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application, not only for preservation reasons, but also for the lives and safety of the occupants, who would have no second means of egress, a condition concurred by a FDNY Fire Captain with years of experience; and, further,

Be it resolved, before the fire escape be considered, we want to see what the landlord has in mind for the entire facade of the building, including storefront, cornice, windows, shutters, etc. The building cries for a Master Plan.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 22, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

7 - LPC Item:707 Broadway, aka 2 Washington Place and 270 - 274 Mercer Street - NoHo H.D. Three nineteenth century buildings combined and redesigned as a Modern style educational facility by Wank Adams Slavin Architects in 1971. Application is to install rooftop mechanical equipment.

Whereas, although the computer-generated images show the proposed equipment to be only minimally visible, we have always relied on actual mock-ups to determine the accuracy of the proposal; and

Whereas, a mock-up was not able to be constructed in time; and

Whereas, it would set a poor precedent to rely on virtual mock-ups; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application because we were not shown an actual physical mock-up.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 22, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

8 - LPC Item: 184 7th Avenue South (11th/Waverly) - Greenwich Village Historic District

An altered commercial appendage to an apartment house designed by Lafayette Goldstone and built in 1908.

Application is to replace the front facade.

Whereas, we had misgivings on the aesthetics of the cornice, e.g., the dimensions and proportions, particularly its relation to the low, minimal bulkhead. The scale between the cornice and the bulkhead should be resolved, with the cornice made less heavy; and

Whereas, we cannot approve an unsightly corrugated wall; now

Therefore, be it resolved that CB#2, Man. recommends a reduction in the bulk of the cornice to balance better with the low storefront bulkhead, and also we do not support the idea of a possible unsightly corrugated wall.

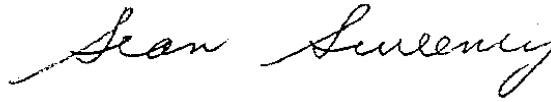
Vote: Unanimous, with 40 Board members in favor.

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

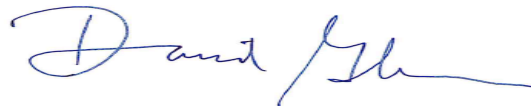
Sincerely,



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. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Manhattan Director, CAU
Jenny Fernandez, Director of Government & Community Relations,
Landmarks Preservation Commission