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COMMUNITY BOARD No. 2, MANHATTAN
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June 14, 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 May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1 - LPC Item 17 - 292 Elizabeth Street (East Houston Street) NoHo East Historic District
A neo-Grec style tenement and store building designed by Charles Mettam and built in 1878.
Application is to install storefront infill and signage.

Whereas, the applicant has represented that the infill of the facade of this wooden storefront structure is rotted; and

Whereas, the applicant seeks to replace the infill with a similar facade and to replace the sidewood with diamond metal plate to match adjacent buildings;

Whereas, the applicant will preserve the blue stone at the coping at the level of the actual sidewalk; and

Whereas, the applicant will preserve and repaint the cast iron columns using the existing color; and

Whereas, the applicant seeks to replace fixed windows with bi-fold that would fold out, which seem an inappropriate intrusion into the sidewalk space; and

Whereas, the applicant seeks to install a bracket sign of proper proportions (16 x 30) that will not be mounted into the cast iron columns; and

Whereas, the proposed four (4) light fixtures are hooded Swivelier and will shade light from upper portion of the building; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application but recommends the bi-fold windows fold into, rather than extend out of the building;

Vote: Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2- LPC Item 18 -146-150 Wooster Street – SoHo – Cast Iron Historic District

A garage built or altered from an earlier structure in the early 20th Century, and a parking lot.
Application to demolish the existing building and construct a new building.

Whereas, the SoHo Cast Iron Historic District streetscape often includes tall cast iron buildings alongside shorter industrial and commercial buildings; and

Whereas, the applicant seeks to demolish the one-story garage to build a residential building 72 feet wide, 89 feet tall at the front facade and 106 feet tall at the highest point of the building; and

Whereas, many aspects of the proposed street facade of the building, including the Ductal material on the street facade, sample colors (limestone), subtly asymmetrical, changing columns, depth of the facade, and relief work, present an elegantly modern interpretation of cast iron architecture appropriate for this particular streetscape; and

Whereas, the applicant failed to provide historic precedent from the SoHo Cast Iron Historic District for the canopy and vault lighting at the base of the street facade and lack of a bulkhead; and

Whereas, even a modern interpretation of cast iron architecture should include a bulkhead; and

Whereas, the extreme use of glass and proposed balconies in the rear facade are not contextual and should be reworked with more masonry and elements that reference the rear facades of buildings in this historic district;

Whereas, five residents appeared at the meeting and objected to the application, citing loss of light and air and obstruction of lot line windows, apparently not legally protected from obstruction; now

Therefore, be it resolved, although we are sensitive to the history of one-story buildings in this historic district, based on the totality of the elements of the proposed building, CB#2, Man. recommends approval of the demolition of the garage as a non-contributing building; and

Further, be it resolved, although we are concerned about the loss of light for the artists who helped created the distinct character of the district, and the loss of neighboring lot line windows, CB#2, Man. recommends approval of many aspects of the front facade, including the proposed materials of Ductal and brick at the side walls; and

Further, be it resolved, CB#2, Man. recommends approval of the concept of using the replication of a commissioned work of art to be displayed on the ground floor so that the replicated work can be divided for decoration in relief only, without coloration, in the piers of the front facade, so long as the applicant is required to return to CB#2, Man. for approval of the specific work of art once a rendering is created; and

Further, be it resolved, CB#2, Man. recommends that the seventh story of the building be set back six feet from the cornice.

Further, be it resolved, CB#2, Man. recommends denial of the canopy and the vault lighting at the base of the front facade,

Further, be it resolved, CB#2, Man. recommends the addition of an 18-inch bulkhead at the ground level of the front facade; and

Further, be it resolved, CB#2, Man. recommends denial of the proposed rear-yard glass walls with balconies because they are not contextual and lack references to rear facades in this historic district; and

Further, be it resolved, the rear-yard walls should be reduced by five feet on each side.

Vote: Unanimous, with 38 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 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3 – LPC Item 19 -103 Prince Street- SoHo – Cast Iron Historic District

(laid over by applicant)

4 – LPC Item 20 - 415 W. 13th Street - Gansevoort Market Historic District

(laid over by applicant)

5 – LPC Item 21 - 27 Ninth Avenue– Gansevoort Market Historic District

(laid over by applicant)

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June 13, 2011

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

At its Full Board meeting on May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6 – LPC Item 22 - 410 W. 13th Street – Gansevoort Market Historic District

A contemporary building designed by Jack Suben and built in 2007.

Application to install signage

Whereas, the applicant seeks to add two mottled bronze blade signs to the canopy, each 2x3 ft, width of 2", and at least 10 ft above the sidewalk;

Whereas, the proposed 2 monopoint lights are appropriate to illuminate the signs; now

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

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

7 – LPC Item 23 – 15 Little West 12th Street – Gansevoort Market Historic District

A contemporary building designed by Jack Suben and built in 2007.

Application to install signage

Whereas, the applicant seeks to add two mottled bronze blade signs to the canopy, each 2x3 ft, width of 2", and at least 10 ft above the sidewalk;

Whereas, the proposed 2 monopoint lights are appropriate to illuminate the signs; now

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

Vote: Unanimous, with 38 Board members in favor.

8- LPC Item 24 - 527 Hudson Street –Greenwich Village Historic District

(Laid over by applicant)

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Dear Chairman Tierney:

At its Full Board meeting on May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

9 – LPC Item 25 - 243 -247 West 10th Street a/k/a 520-524 Hudson Street

Greenwich Village Historic District

An apartment building designed by Samuel Roth and built in 1947.

Application is to install a bracket sign.

Whereas, applicant seeks to remedy illegal signage by installing an aluminum blade sign that is 18” by 24”, and 1” thick, and to be more than 10ft above the sidewalk, mounted with two steel flanges; and

Whereas, the sign will not be illuminated; and

Therefore, be it resolved, CB#2, Man. recommends approval of the application and that the sign be installed into the mortar joints only, above the second coursing.

Vote: Unanimous, with 38 Board members in favor.

10 – LPC Item 26 - 48 Carmine Street

(Laid over by LPC)

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Dear Chairman Tierney:

At its Full Board meeting on May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2ND LANDMARKS MEETING

1 – LPC Item 21 – 30 Charlton St. – Charlton-King-Van Dam Historic District.

An eclectic Georgian style apartment building built in 1927. Application is to legalize façade alterations & the installation of windows, light fixtures & intercom boxes, all without LPC permit & to install through-wall air conditioning units.

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 the public hearing”; and

Whereas the applicant failed to appear before the Community Board, nor did he contact us for a layover,

Therefore be it resolved CB#2, Man. strongly recommends denial of this application for 30 Charlton St. in the absence of this important step in the review process.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2 – LPC Item 22 – 103 Prince St. – SoHo Cast Iron Historic District.

A neo-Colonial style post office designed by Thomas W. Lamb & built in 1910. Application is to alter the Greene St. façade.

Whereas this former post office building occupies the corner of Prince St. and Greene St. in SoHo, and

Whereas, the application is to alter only the Greene St. side of the structure, which contains the former post office facade plus the façade of an adjoining building which contained a loading dock and a small entry door into the loading area, and

Whereas, the current occupant, the Apple Store, plans to enlarge the loading dock door a total of 3' with a steel roll down gate, and install a new painted wood door, and

Whereas, the glazed transoms will be replaced on all the windows and a security camera installed, and

Whereas, since the original historic Post Office sign has lost a few of its letters, the plan is to have matching letters made to recreate the original Post Office sign

Therefore, be it resolved that CB#2, Man. recommends approval of this application for 103 Prince St.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3 - Item 23 – 237 West 12 St. – Greenwich Village Historic District.

A Greek Revival style house built in 1847-48. Application is to construct a stair bulkhead & roof deck.

Whereas the proposal is to add a deck with fence and a stair bulkhead on the roof of this 3 story townhouse, and create a barbecue area on the roof, and

Whereas , although not part of the application which was referred to the Community Board, the changes to the rear façade, removing original material and replacing it with glass panels, were approved, so we were told, at staff level, which seems to be a violation of the new procedure changes recently adopted by the Landmarks Commission,

Therefore be it resolved CB#2, Man. approves the changes on the roof of 237 West 12 St., but has serious questions about the approval on staff level of the changes to the rear façade.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4 – Item 24 – 8 Jane St. – Greenwich Village Historic District.

A Greek Revival row house built in 1843. Application is to raise the roof and alter the rear façade, construct rooftop additions, excavate the rear yard & front areaway, remove tin lintels & sills.

Whereas 8 Jane St. is one of three matching houses, and

Whereas the proposal is to excavate 4' down under the entire cellar, thereby increasing the headroom in the cellar by 18" and increasing the headroom on the first floor, and

Whereas, the excavation would include the front entry area, permitting a garbage compartment on the right side and adding 2 steps to create 4 steps down from the front area to the basement on the left side under the front stairs, and

Whereas, two separate roof terraces would be created on the roof separated by the roof mechanicals, and a rail 42" high installed at the parapet, and

Whereas, because the adjacent building, 10 Jane St., is higher, the chimney and flues will have to be extended to above the roof of that building, and

Whereas changes are proposed for the rear of the building, adding an additional window between the two on the first floor and installing French doors at the basement level,

Therefore be it resolved CB#2, Man. recommends approval for the changes at 8 Jane St., but suggests that the steps in the front yard be inside the building so that the original door could be retained, and that the applicant make sure that the chimney and flu to be extended at the roof level be kept straight and unobtrusive.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5 – Item 25 – 18 Greenwich Ave. – Greenwich Village Historic District.

A one-story building built in 1954. Application is to install new storefront infill, paint portion of the façade, install signage, & construct a rooftop bulkhead.

Whereas this building is the former Sutter's Bakery, later Party Paper Store, which suffered a huge fire some time ago, and

Whereas the proposal is to create a city farm on the roof of the building, with a restaurant below, and

Whereas the proposal includes extending the existing windows down to street level and open glass doors along the Greenwich Ave. side to create unity with the Jefferson Market Library garden across the street, and

Whereas the proposal is to paint the façade a lighter shade of gray and install a tile signage band 2'8" high along both streets and also install a flat chicken bracket sign on the Greenwich Ave. side and one on the West 10 St. side, and installing a clock on the corner, and

Whereas the storefront will be painted aluminum, and

Whereas usually such a proposal to extend the glass windows down to the sidewalk, and a roof farm, might not be appropriate, because of this buildings unique location, the façade treatment may be acceptable,

Therefore be it resolved CB#2, Man. recommends approval of this application for 18 Greenwich Ave.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6 – Item 26 – 415 West 13 St. – Gansevoort Market Historic District

A building designed by Thompson Starrett Co. in 1900-01, significantly altered in 2003-03 with renovations to the base & a five-story addition designed by Steven Kratchman, Application is to replace the canopy & amend Certificate of Appropriateness 09-6736 for storefront alterations.

Whereas the proposal is to replace the original entry door to the building, creating a center entrance and one at either end of the building, and

Whereas the current handicapped lift is at the right entrance of the building and it would be moved to the left end of the building and the 4'6" balcony along the front of the building can be used for wheelchair access from the handicapped lift to the right hand door if necessary, and

Whereas a new canopy will be installed, steel grey in color and 12' wide, replacing the current 4'6" wide canopy, and

Whereas new light fixtures dark grey in color will be installed, making this building in the Gansevoort Market District compatible with the district,

Therefore be it resolved CB#2, Man. recommends approval of this application for 415 West 13 St.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

7 - Item 27 – 27 9th Ave. – Gansevoort Market Historic District
A Greek Revival style rowhouse, built in 1844-1846 & altered in the 20th and 21st centuries.
Application is to install a painted wall sign.

Whereas this building formerly had a wall sign which still exists as a ghost sign, and

Whereas the new tenant, Sephora, would like to paint a new wall sign with its logo on the site of the former one, and

Whereas the proposed sign would be set 2' away from the edges on all four sides, and 11' x 15'8" in size,

Therefore be it resolved CB#2, Man. recommends approval of this sign but suggests that it could be somewhat smaller and less black in color.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on April 21, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

8 – Item 28 – 252-254 Bleecker St. aka 1-5 Leroy St. – Greenwich Village Historic District

A contemporary style commercial structure built in 1956 by Siegel & Green & altered in 1998 by Stephen B. Jacobs Group. Application is to modify signage installed without LPC permits.

Whereas the current sign at this location for Murray's Cheese was installed by the contractor and Murray's believed that he had filed all the necessary documents with Landmarks, and

Whereas the contractor installed weather resistant synthetic material with added lighting and received a notice from LPC stating that the material for the sign must be wood or metal, and

Whereas the proposal for the sign would have metal letters installed into the channel letters of the current sign and the back would be opened to install lighting inside the letters to create a backlit effect, thereby reducing the amount of additional funding required to correct the violation, but

Whereas the sign, as proposed, and also the colors on the awning, are too bright and both should be muted somewhat, more like the original faded sign,

Therefore be it resolved CB#2, Man. recommends denial of the application as presented for Murray's Cheese at 252-254 Bleecker St.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 19, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

9 - Item 29 – 387 Bleecker St. – Greenwich Village Historic District.

A house built in 1817-18 & altered in the late 19th Century & in the early 20th century. Application is to legalize the installation of storefront infill in non-compliance with Certificate of Appropriateness 07-0463.

Whereas the application filed apparently called for 3 store windows of equal size, and

Whereas the actual windows are the more usual pattern of a center window slightly wider than the two side windows, and

Whereas this pattern of windows is common in the area, and preferable to the plans filed for the windows,

Therefore be it resolved CB#2, Man. recommends approval of the windows as installed at 387 Bleecker St.

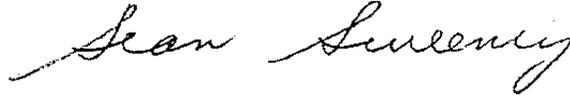
Vote: Unanimous, with 38 Board members in favor.

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
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 & Business Development Committee, CB#2, Man.