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Bo Riccobono, *First Vice Chair*  
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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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December 7, 2011

Robert B. Tierney, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on November 17, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

### **1<sup>ST</sup> LANDMARKS MEETING**

#### **1 - LPC Item: 14 – 148 Mercer St. aka 577 Broadway – SoHo Cast Iron Historic District**

A store building built in 1860. Application is to install signage, a canopy, and new sidewalk vault lights at the Mercer St. storefront.

**Whereas**, there was no proof submitted showing that there had been a canopy previously, and it seems quite unlikely, and

**Whereas**, canopies are rare in SoHo and this canopy is not of the period of the building, and

**Whereas**, the canopy obscures the style of the building, and

**Whereas**, the signage is only on one side of the entry on the cast iron, and it should not be on the cast iron at all, and

**Whereas**, the “vault lights” are not like real vault lights, and these are not appropriate, and

**Whereas**, no proof was given of what the existing material is under the diamond plate,

**THEREFORE BE IT RESOLVED**, CB#2, Man. recommends denial of this application for 148 Mercer St.

Vote: Unanimous, with 40 Board members in favor.

Brad Hoylman, *Chair*  
Bo Riccobono, *First Vice Chair*  
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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on November 17, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

### **2. LPC #15 – 92 Prince St. – SoHo Cast Iron District.**

A contemporary building designed by Herbert Mandel and built in 1999. Application is to install signage and marquees.

**Whereas**, marquees are rare in SoHo and this marquee 8'6" wide in steel and glass is not in the style of SoHo buildings, but more in the style of the Meat Market District, and

**Whereas**, the signage consists of one sign on the second floor of both the Mercer St. and Prince St. facades, with one smaller sign on the Prince St. side and three smaller signs on the Mercer St. side above the first floor,

**THEREFORE BE IT RESOLVED** CB#2, Man. recommends denial of the marquee but finds the signage appropriate.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on November 17, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**3. LPC #16 – 622 Broadway aka 156-158 Crosby St. – NoHo Historic District.**

A neo-Grec style store and loft building built in 1880-1882. Application is to replace entrance doors and install a marquee.

**Whereas**, the “marquee” is over the secondary entrance to the building whereas the main entrance has no such marquee, so it makes the secondary entrance more imposing than the main entrance, and

**Whereas**, the proposed marquee is not in the style of the building, and violates the symmetry of the building, and

**Whereas**, the marquee also has flaps or aprons extending down from the marquee, partly glass and partly opaque with the building number,

**THEREFORE BE IT RESOLVED** CB#2, Man. recommends denial of this application for 622 Broadway.

Vote: Unanimous, with 40 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
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Dear Chairman Tierney:

At its Full Board meeting on November 17, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

#### **4. 720 Greenwich St. (720-724 Greenwich St., 726-736 Greenwich St., 125-127 Charles St., 124-130 Perry St.) – Greenwich Village Historic District Extension.**

A Romanesque Revival style warehouse building designed by Gilbert A. Schellenger and built in 1897-98 and a neo-Classical warehouse building designed by James B. Baker and built in 1901-02, combined and converted to residential use in 1974-76. Application is to replace windows.

**Whereas**, over the years, various types of windows were installed in these two joined buildings, and

**Whereas**, the proposal is for a Master Plan to convert the windows in this residential building to matching 4 by 4 aluminum casement windows, and

**Whereas**, in order to accommodate air-conditioning units, the bottom panel on one side of the windows will be removable to allow for the air-conditioning units, with the recessed windows allowing the air-conditioning units not to protrude beyond the outer wall of the building, and

**Whereas**, all the air-conditioning units will be painted a uniform black color, and

**Whereas**, the blocked out window over the garage will be replaced to match the other similar-shaped first floor windows, and

**Whereas**, the Master Plan will control all new window applications for these buildings, and

Whereas, several tenants from the building were at the hearing and supported this Master Plan,

**THEREFORE BE IT RESOLVED** CB#2, Man. recommends approval of this Master Plan for 720 Greenwich St.

Vote: Unanimous, with 40 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on November 17, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

### **2<sup>ND</sup> LANDMARKS MEETING**

#### **5. LPC #13 – 427-429 West Broadway – SoHo Cast Iron District.**

Two Italianate style store & storehouse buildings designed by Robert Mook & built in 1872. Application is to install bracket signs.

**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 Committee, nor did he contact us for a layover,

**THEREFORE BE IT RESOLVED** CB#2, Man. recommends denial of this application for 427-429 West Broadway in the absence of this important step in the review process.

Vote: Unanimous, with 40 Board members in favor.

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December 7, 2011

Robert B. Tierney, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on November 17, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**6. LPC #14 – 448-452 Broome St. aka 52 Mercer St. – SoHo Cast Iron Historic District.**

A Renaissance style warehouse designed by John T. Williams & built in 1894-95; and a store & loft building with French Renaissance style details designed by Vaux & Withers Co. & built in 1871-72. Application is to replace sidewalk vault lights.

**Whereas**, the proposal is to replace the existing vault lights with solid cast iron bullet plates, and

**Whereas**, once the present vault lights are removed, they cannot be restored at a later date, and

**Whereas**, other vault lights in the area have been restored, and

**Whereas**, these vault lights are a historic asset of the building, and

**Whereas**, although we acknowledge that it may be difficult to restore these vault lights, it should still be possible,

**THEREFORE BE IT RESOLVED** CB#2, Man. recommends denial of this application for 448-452 Broome St.

Vote: Unanimous, with 40 Board members in favor.

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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on November 17, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**7. LPC #15 & 16 – 111 Mercer St. – SoHo Cast Iron Historic District.**

A store & loft building designed by Henry Fernbach & built in 1878-79.

Application is to construct a rooftop addition.

Application is to request that the LPC issue a report to City Planning relating to an application for Modification of Use & Bulk pursuant to Section 74-711 of the Zoning Resolution.

**Whereas**, the proposed rooftop addition is set back 20' from the front of the building and 30' from the rear and is only 10' tall, so it is not visible from the street, and

**Whereas**, the glass and wood storefront reflects the original front of the building, and

**Whereas**, the restoration of the façade includes replicating the missing ends of the vertical columns, replacing the stucco and replacing the lintels above the windows, and

**Whereas**, the windows will be replaced with 2 over 2 wood windows, and the diamond plate sidewalk will be restored,

**THEREFORE BE IT RESOLVED** CB#2, Man. recommends approval of these applications for 111 Mercer St.

Vote: Unanimous, with 40 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on November 17, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**8. LPC #17 – 722 Broadway – NoHo Historic District.**

A Renaissance Revival style store & loft building designed by Francis A. Minuth & built in 1895-96. Application is to install illuminated signage.

**Whereas**, the Landmarks Preservation Commission's "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 Committee, nor did he contact us for a layover,

**THEREFORE BE IT RESOLVED** CB#2, Man. recommends denial of this application for 722 Broadway in the absence of this important step in the review process.

Vote: Unanimous, with 40 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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December 7, 2011

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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on November 17, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

### **9. LPC #18 & 19 – 22 Little West 12 St. – Gansevoort Market District.**

A neo-Georgian style stables building designed by John M. Baker & built in 1908-09.

Application is to construct a rooftop addition, modify the rear façade, install new storefront infill and a painted wall sign. Application is to establish a master plan governing the installation of painted wall signs.

**Whereas**, the plans shown indicate two wall signs, one 20' x 25' and the other 16'8" x 24'9", and both these signs would be within the size limitations set by the Landmarks commission, but, at present, no text or design for the signs has been proposed, and

**Whereas**, we find acceptable the overall concept of a rooftop addition, new entrance storefront and canopy, but not the execution, and

**Whereas**, the rooftop addition, as presented, is visible from several vantage points and especially from the High Line. The roof form is prominent and was presented by the architect as his design statement. He intended the roof design to be different from the context. The roof line was odd with an irregular pitched volume. It should be more compatible with the building and the District, and

**Whereas**, there were several letters questioning the rooftop addition and the proposal for a rooftop restaurant, and

**Whereas**, the canopy was designed with a flat "s" curve, a cantilevered form typically found in the city above several 1950's apartment building entrances, and not characteristic in this neighborhood, and

**Whereas**, the proposed storefront design would be improved with the addition of metal framing and a bulkhead at the base, as is prevalent in this district and would be architecturally compatible with the style of the building, and

**Whereas**, the entrance at 63 Gansevoort St. clashes with the rest of this building and should incorporate more metal to the glass store-front,

**THEREFORE BE IT RESOLVED** CB#2, Man. recommends denial unless the applicant makes the modifications and improvements to the design of the rooftop addition, canopy, and storefront to stylistically respond to the industrial character of the historic district as recommended herein.

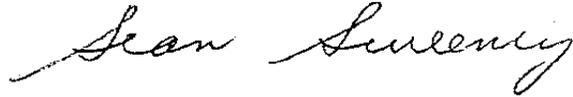
Vote: Unanimous, with 40 Board members in favor.

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