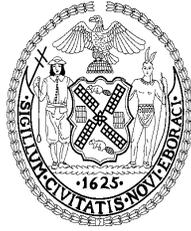


David Gruber, *Chair*  
Bo Riccobono, *First Vice Chair*  
Jo Hamilton, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Susan Kent, *Secretary*  
Keen Berger, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village Little Italy SoHo NoHo Hudson Square Chinatown Gansevoort Market

November 29, 2012

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 29, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

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

#### **1 – 14 St. Luke's Place – Greenwich Village HD**

Application to construct rooftop and rear-yard additions, and excavate the cellar.

**Whereas**, the applicant shares our concerns that the proposed glass curtain wall could cause glare towards the neighbors, as well as confusing birds who could crash into and get killed.

The architect suggested a matte-type finish; a board member mentioned there are also high-tech shading solutions, whereby the glass changes its reflectivity as the daylight changes, like some sunglasses do; and

**Whereas**, the rooftop addition is barely visible, but the mechanicals might be more adequately concealed; and

**Whereas**, illegal window replacement a few years ago caused the removal of historic masonry from the facade. However, LPC forced the violator to replace the destroyed bricks with new bricks, resulting in the return of the original symmetry, rhythm and character of the rear façade on the two upper floors; and

**Whereas**, so, regarding this restored rear-façade: the volume and massing is fine, but the treatment, the materials and the details are a separate issue.

It is a curtain wall with the minimalist of muntins, employing materials and style more appropriate on Madison Avenue or in a commercial building. It is not what we expect in the Greenwich Village Historic District, and certainly not in the context of that particular row of 1850's houses on St. Luke's Place; and

**Whereas**, the applicant has created a conundrum for us and for the commission.

With a glass façade, exposure of the interior is created – which allows household lighting to escape outward and disturb neighbors. So a privacy wall of bamboo is requested to rectify that self-created problem. In turn, the proposed solution to that problem has a negative impact on the doughnut and the integrity of St Luke's Place.

In other words, their need for privacy to conceal the exposure the applicant created is having a deleterious effect on the historic fabric of the doughnut for all the other neighbors; and

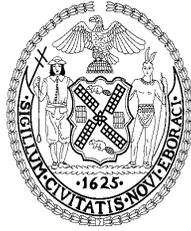
**Whereas**, we need reassurance that the structural integrity of the adjoining buildings won't be compromised; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of the roof top addition and the excavation, with the caveats mentioned in the *whereas* above; and.

**Further, be it resolved** that we question the rationale for such a tall and thick stand of bamboo, and, further, that we deny the request to destroy the symmetry and rhythm of the fenestration on the two upper floors of the rear façade with the proposed glass facade.

Vote: Unanimous, with 45 Board members in favor.

David Gruber, *Chair*  
Bo Riccobono, *First Vice Chair*  
Jo Hamilton, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Susan Kent, *Secretary*  
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November 29, 2012

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 29, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

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

**1 - LPC Item: 38-40 Greene Street (90-94 Grand) SoHo Cast Iron Historic District)**  
Application to change the ground-floor storefront infill. Building built in 1867 by Griffith Thomas.

**Whereas**, the LPC Designation Report describes this building by Thomas Griffith as “handsome”, and the façade has been kept in its original condition relatively unscathed for 145 years, quite remarkable; and

**Whereas**, the existing infill of seven windows prominently occupies the side façade of this corner building; and

**Whereas**, the current fenestration has the scale, rhythm and materials that contribute to the building and the district; and

**Whereas**, the application to enlarge the windows would remove original stone material, alter the ratio of glazing to masonry, narrow the historic piers, interrupt the rhythm, and introduce a window dimension unlike any in the district; but

**Whereas**, the proposal to remove a door and replace it with a window on the Grand Street frontage would not seriously detract from the character of the building; now

**Therefore, be it resolved** that CB#2, Man. recommends denial of any portion of this application to change the Greene Street façade, but recommends approval of the application to replace a door with a window on the Grand Street facade.

**Vote: Unanimous, with 45 Board members in favor.**

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

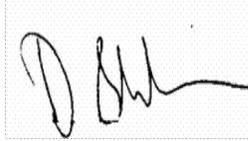
Sincerely,



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. 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

Landmarks Preservation Commission