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Bo Riccobono, *First Vice Chair*  
Sheelah Feinberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



Amanda Kahn Fried, *Treasurer*  
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Elaine Young, *Assistant Secretary*

## COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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October 1, 2009

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 September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

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

**Item 1 - 67 Charles Street** – (W 4<sup>th</sup>/Bleecker) Greenwich Village Historic District

A French Second Empire style rowhouse built c.1867. Application is to construct a rooftop bulkhead and a rear yard addition, and to excavate at the cellar and rear yard. Zoned R6

**Whereas**, we appreciate the effort restoring the front of the building to match the other houses in the row, and the roof expansion has little impact due to the minimum visibility of the chimney flue; but

**Whereas**, we bemoan the loss of another parlor precipitated by the construction of the elevator, which loss unfortunately is not within our purview to comment upon officially; and

**Whereas**, several neighbors were present and expressed concern that the evacuation would damage the underpinning of their buildings; and

**Whereas**, we oppose this proposal for recladding the rear façade; the original rear façade brick should remain, as well as the brownstone sills and lintels; and

**Whereas**, we object to the replacement of the windows, particularly the proposal for unpainted teak, a material not present historically in this style of rowhouse; the windows should remain as painted, one-over-one, double-hung sash; and

**Whereas**, the greystone treatment is inappropriate and calling it ‘brick clad’ does not convince us otherwise; and

**Whereas**, we prefer that the parlor-floor piers be retained, and as much of the parlor itself as possible; and

**Whereas**, we affirm that the Landmarks law covers the rear façade and also affirm that the owner has the right to restore the façade to one of its historical appearances. But this restoration is not it!; and

**Whereas**, this cellar excavation is not really a renovation, but rather an expansion; and

**Whereas**, the light well in the rear yard has nothing to do with the Greenwich Village Historic District; and

**Whereas**, the round skylights in the garden are also out of character for the district; and

**Whereas**, a percentage of the property should have arable land with enough soil below grade to ensure the original verdant character of the doughnut, instead of an extended basement with a ‘carpet’ of soil above it, dotted with planters; and

**Whereas**, given the increasing popularity of this type of renovation – expanding the basements out to the backyard - and the benefit and incentive it gives to the owner, LPC should reexamine their prior approvals of this type of project and deny future requests, because to permit it without restriction will eventually transform substantially the doughnuts that are so characteristic of the interior of these historic blocks; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of the front facade; and the construction of the rear yard addition, but

**Further, be it resolved** that CB#2, Man. recommends denial of the portion of the application dealing with masonry of the rear façade, the window replacement, the cellar expansion and the work on the rear yard itself.

Vote: Unanimous, with 39 Board members in favor.

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



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October 1, 2009

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 September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**Item 2 - 111 Waverly Place** (Sixth Ave/MacDougal)– Greenwich Village Historic District  
A Greek Revival style brick house built in 1839-40.  
Application is to replace and consolidate the bluestone sidewalk.

**Whereas**, we recognize the need for repairing the sidewalk; but

**Whereas**, it is desirable to see the entire sidewalk restored, particularly given the extensive restoration to the rest of the building; and

**Whereas**, 107 Waverly, a matching house, recently installed new bluestone pavers, and even on commercial Sixth Avenue around the corner a new bluestone sidewalk was installed; now

**Therefore, be it resolved** that CB#2, Man. recommends denial of this piecemeal approach and recommends the entire sidewalk be restored to bluestone, not just moving around a few pieces and adding concrete to the rest.

Vote: Unanimous, with 39 Board members in favor.

Jo Hamilton, *Chair*  
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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 September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**Item 3 - 324 Bleeker Street (Grove/Christopher) - Greenwich Village Historic District**  
An Italianate style building built in 1854 and altered in the 20th century.  
Application is to demolish and reconstruct the facade.

**Whereas**, we highly commend the applicant for this extensive and very sensitive restoration; but

**Whereas**, we do take exception to the claim by the architect that the transom above the front door is not original and was added along with the new door as part of the alteration to the entrance in the early 20<sup>th</sup> century.

It is our belief that the transom may in fact be original. Such style of transom was popular in Kensington in London in the late 1840s and its presence in this 1854 may be a retardataire. Examples of such transoms can be seen in Roger G. Kennedy's book, *Greek Revival America*. Thus the transom was not added as part of a 1920s restoration, but the 1920s door was styled to conform to the existing historic transom; now

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

**Further, be it resolved** that CB#2, Man. recommends LPC staff research further whether the transom is original.

Vote: Unanimous, with 39 Board members in favor.

Jo Hamilton, *Chair*  
Bo Riccobono, *First Vice Chair*  
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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 September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**Item 4 - 4-8 Astor Place, 8-10 Astor Place (Lafayette)– NoHo Historic District**

A Romanesque Renaissance Revival style loft building designed by Francis H. Kimball and built in 1891; and a neo-Grec style factory and printing office designed by Griffith Thomas and built in 1875-1876.

Application is to install signage.

**Whereas**, the proposed electrically illuminated LED signage is historically inaccurate; lighting was never present on this building or other buildings in the district, especially this type of lighting; and

**Whereas**, the architect pointed to other examples of such gross signage in nearby buildings, but that signage was installed before designation and will eventually disappear, we hope; and

**Whereas**, the letters themselves, spanning 54 feet, 5' 6" in height, and covering two facades detract substantially from the building and the district. There was no justification provided why such gross signage should obscure the second story of the building. Traditionally, such signage would go discreetly on the entablature; now

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

**Further, be it resolved** that CB#2, Man. recommends that simpler, less obtrusive and non-illuminated signage be applied, say on the entablature as is the tradition in these buildings.

Vote: Unanimous, with 39 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 September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

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

#### **I. 84 Wooster St. – SoHo Cast Iron Historic District**

A Beaux Arts/Classical style mercantile Building designed by Albert Wagner & built in 1895-96. Application is to install new storefront.

**Whereas**, this building now has obtrusive steps extending into the public sidewalk and

**Whereas**, the applicant wishes to remove these steps and restore the store front, which now has a recessed entry behind the steps, so that the store front will be in line with the other storefronts on the street, and

**Whereas**, this will require 2 small risers in front of the new entry and 2 additional steps inside the store, and

**Whereas**, the new storefront entry will be metal painted in a dark grey color,

**Therefore be it resolved** CB#2, Man. recommends approval of this application for the change in storefront for 84 Wooster St.

Vote: Unanimous, with 39 Board members in favor.

Jo Hamilton, *Chair*  
Bo Riccobono, *First Vice Chair*  
Sheelah Feinberg, *Second Vice Chair*  
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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 September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2. **200 Mercer St. aka 631-635 Broadway** – NoHo Historic District

A vernacular style stable building designed by John G. Prague built in 1870-1871, and three Italianate style store & loft buildings built in 1853-1854, all joined internally & converted to an apartment complex in 1985. Application is to establish a master plan governing the future placement of windows.

**Whereas**, the proposal is to restore the arched windows on the Broadway side of the building and replace the other windows with regular windows, and

**Whereas**, there was some question about the thickness of the arch above the arched windows as it relates to the sills under these windows, and

Whereas, the applicant is proposing metal windows, but we would prefer to see the wood frames instead, however,

**Therefore be it resolved** CB#2, Man. would recommend approval of this application for 200 Mercer St.

Vote: Unanimous, with 39 Board members in favor.

Jo Hamilton, *Chair*  
Bo Riccobono, *First Vice Chair*  
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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**3. 456 Hudson St. – Greenwich Village Historic District**

A neo-Federal style apartment building designed by Charles B. Mayer & built in 1925. Application is to install new storefront infill.

**Whereas**, the applicant proposes to restore the brick base at the storefront and remove the roll-down gates, and

**Whereas**, he proposes to add one additional louver above the storefront at the same height as the current louver, and

**Whereas**, signage is proposed for the edge of the awning, which will be retractable, and

**Therefore be it resolved** CB#2, Man. recommends approval of this application for 456 Hudson St.

Vote: Unanimous, with 39 Board members in favor.

Jo Hamilton, *Chair*  
Bo Riccobono, *First Vice Chair*  
Sheelah Feinberg, *Second Vice Chair*  
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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 September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**4. 35 West 8<sup>th</sup> St. – Greenwich Village Historic District.**

A rowhouse built in 1845 & altered in the early 20<sup>th</sup> Century to accommodate storefronts at the first & second floors. Application is to install storefront infill.

**Whereas**, currently the storefront is setback at an angle and out of line with the rest of the storefronts along this portion of 8<sup>th</sup> St. and

**Whereas**, the proposal is to bring the storefront forward and in line with the other storefronts on the block, and

**Whereas**, the new storefront will be painted wood with a sign area above and a fixed awning, and

**Whereas**, we have usually asked for a retractable awning, but the applicant assured us that the Landmarks Commission approved fixed awnings as long as the sides were not closed,

**Therefore be it resolved** CB#2, Man. recommends approval of this application for 35 West 8 St., feeling it is a big improvement over what is there now, provided the applicant is correct that LPC approves of fixed awnings in the Greenwich Village Historic District. Since the applicant had no information on the proposed sign, we ask that he return with that information.

Vote: Unanimous, with 39 Board members in favor.

Jo Hamilton, *Chair*  
Bo Riccobono, *First Vice Chair*  
Sheelah Feinberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



Amanda Kahn Fried, *Treasurer*  
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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 September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**5. 298 Bleecker St.** – Greenwich Village Historic District.  
A Federal style residential building with a commercial ground floor, built in 1829.  
Application is to install storefront infill.

**Whereas**, the proposal is to install a wood storefront and replace the existing doors, with aluminum around the doors, and the door to the upper floors a painted door and

**Whereas**, the signage proposed was set forward with lighting behind it, and

**Whereas**, a panel of masonry was shown next to the residential door, left in its original color, and we would prefer that this panel be painted the same color as the wood to create a more uniform frontage, and

**Whereas**, a painted sign would be more in keeping with the area than the signage proposed,

**Therefore be it resolved** CB#2, Man. recommends the Landmarks Commission consider our revisions to the proposed plan rather than just approve what was submitted for 298 Bleecker St.

Vote: Unanimous, with 39 Board members in favor.

Jo Hamilton, *Chair*  
Bo Riccobono, *First Vice Chair*  
Sheelah Feinberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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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 September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

### 6. **Proposed SoHo Cast Iron District Extension.**

**Whereas**, CB#2, Man. was notified on Oct. 2 that LPC would be holding a Public Hearing on the proposed extension of the SoHo Cast Iron District, and

**Whereas**, this proposal would expand the current SoHo Cast Iron Historic District by extending the western boundary to encompass the west side of West Broadway, and would expand it to the east by taking in the blocks between the current boundary and Bowery/Lafayette St. with one portion extending to Cleveland Place and Center St., and filling in the portion previously excluded from Howard St. to Canal St., and

**Whereas**, as early as July 2006 CB#2, Man. adopted a resolution, based on a study undertaken by the Victorian Society of America of the area, supporting the proposal to expand the SoHo District, and again in July 2009 CB#2 requested the Landmarks Commission to calendar the extension, since the areas now being proposed are very much in the character of the SoHo Cast Iron Historic District previously adopted,

**Therefore be it resolved** CB#2, Man. enthusiastically supports the proposed SoHo Cast Iron Historic District Extension.

Vote: Unanimous, with Board members in favor.

Jo Hamilton, *Chair*  
Bo Riccobono, *First Vice Chair*  
Sheelah Feinberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



Amanda Kahn Fried, *Treasurer*  
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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 September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

### 7. **Proposed Greenwich Village Historic District Extension II**

**Whereas**, CB#2, Man. was notified on Oct 2<sup>nd</sup> that the Landmarks Commission would be holding a Public Hearing on the proposed Greenwich Village Historic District Extension II, and

**Whereas**, this proposed area contains some of the buildings associated with the history of the Italian immigration to our city with such monuments as Our Lady of Pompeii Church, Father Demo Square, Greenwich House Pottery (from the settlement house days), and many other intact historic buildings, both residential and commercial, which reflect the history of Greenwich Village, and

**Whereas**, CB#2, Man. has been a strong supporter of designation of this area for the protection afforded by such historic designation,

**Therefore be it resolved** CB#2, Man. is in support of this designation of the Greenwich Village Historic District Extension II, but continues to urge the Commission to consider a further expansion of the Historic District designation to those other parts of our area still not designated and in danger of further destruction.

Vote: Passed, with Board members in favor, and 1 in opposition (S. Ashkinazy).

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

Sincerely,

A handwritten signature in black ink on a light blue rectangular background. The signature reads "Jo Hamilton" in a cursive script.

Jo Hamilton, Chair  
Community Board #2, Manhattan

A handwritten signature in black ink. The signature reads "Sean Sweeney" in a cursive script.

Sean Sweeney, Chair  
Landmarks & Public Aesthetics Committee  
Community Board #2, Manhattan

JH/fa

cc: Hon. Jerrold Nadler, Congressman  
Hon. Thomas Duane, NY State Senator  
Hon. Deborah Glick, Assembly Member  
Hon. Scott Stringer, Man. Borough President  
Hon. Christine Quinn, Council Speaker  
Hon. Alan Jay Gerson, Council Member  
Hon. Rosie Mendez, Council Member  
Sandy Myers, CB2 Liaison, Man. Borough President's office  
Lolita Jackson, Manhattan Director, CAU  
Tony Avella, Chair, Council, Land Use Committee  
Peter Janosik, Council, Land Use Committee  
Andrew Berman, Greenwich Village Society for Historic Preservation  
Jenny Fernandez, Director of Government & Community Relations,  
Landmarks Preservation Commission  
David Reck, Zoning Committee, CB#2, Man.