

Brad Hoylman, Chair
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Bob Gormley, District Manager



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COMMUNITY BOARD NO. 2, MANHATTAN

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November 15, 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 October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

The following August resolutions were adopted at the October 2011 Full Board meeting:

1. LPC #16 – 446 West 14 St. – Gansevoort Market Historic District.

A Moderne style market building designed by H. Peter Henschein & Axel Hedman & built in 1936-37. Application is to legalize the installation of rooftop HVAC units & a platform without LPC permits.

WHEREAS, we understand that the HVAC tower was built in anticipation of a tall building being constructed on the adjoining lot which would make the tower invisible from all the streets, but

WHEREAS, at present, the adjoining building is not constructed, and possibly may not be constructed, and

WHEREAS, at present the tower is visible from a public street, and was constructed without LPC permits,

THEREFORE BE IT RESOLVED CB#2, Man. cannot recommend approval of this application at the present time, but would consider it if the correct applications were filed after the proposed building on the adjoining site is built which would obstruct the visibility from all the streets.

Vote: Unanimous, with 41 Board members in favor.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
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NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2. DOT Petition for Revocable Consent- 17 Bank Street

Application for revocable consent to construct, maintain and use planted areas in front of 17 Bank Street

WHEREAS, the applicant's front yard extends 4'2" beyond his property line, and

WHEREAS, this area is surrounded by a cast iron fence matching those on the adjacent properties, and,

WHEREAS, the applicant will be restoring the front steps on his building in line with those on adjoining properties, and

WHEREAS, he would like to plant the area of his front yard that is 4'2" beyond his property line and extend the walkway to the basement level between the two planted areas.

THEREFORE BE IT RESOLVED, CB#2, Man. recommends approval of this proposal for 17 Bank Street.

Vote: Unanimous, with 41 Board members in favor.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
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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 October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

October Resolutions

1ST OCTOBER MEETING

3 - LPC Item: 17 - 60 Grand Street (W. Bdwy/Thompson) - SoHo-Cast Iron H.D.

A neo-Classical style building designed by Cleverdon and Putzel and constructed in 1895-96. Application is to install new storefront infill.

Whereas, the proposed painted doors are, besides being very attractive, more appropriate to the building than the existing varnished ones; and

Whereas, removal of the roll-down gate enhances the building's appearance; and

Whereas, we like that the application maintains the transom in the same plane as the storefront and the two double doors; and

Whereas, we do not necessarily object to using diamond plate on the storefront façade; however, by itself, that is an unusual treatment. Instead, we would like to see in front of the diamond plating a more typical historical element - for instance, a metal grille, as many SoHo storefronts have; now

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application; but,

FURTHER, BE IT RESOLVED that CB#2, Man. recommends a metal grille in front of the proposed diamond plating.

Vote: Unanimous, with 41 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 October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4 - LPC Item: 18 - 138 Wooster Street (Prince/Houston) - SoHo-Cast Iron H.D. A commercial building built in 1857. Application is to construct rooftop and rear yard additions, remove the fire escape and replace storefront infill. Zoned M1-5A

Whereas, the proposed rooftop addition is highly visible from both sides of the building along a good swath of the public sidewalk - unlike most applications where these additions are not visible at all, or else only minimally visible; and

Whereas, we take great exception to the unsubstantiated claim by the applicant that approving this addition should be permitted because it is likely that the two adjacent buildings on either side will be demolished and replaced with taller buildings that will block the view of the proposed addition.

To the best knowledge of everyone at the presentation, including the applicant, there has never been a taxpayer building that occupied a lot that has ever been demolished in the Cast-Iron Historic District and replaced by a built-out new building in the four decades of the tremendous building boom that this district has witnessed. So, we reject that spurious supposition supplied by the applicant - and we urge the Commission to do likewise; and

Whereas, additionally, the hypothetical should not govern the actual. What may one day happen on a different site should not effect what is proposed to happen currently on this one. We cannot rely on the possibility of a building being constructed twenty years from now. What counts is what we will see today or tomorrow, not what we won't see in the future; and

Whereas, there was nothing present in the mock-up or the renderings to account for a future HVAC that this building would need, such HVAC likely adding additional height and visibility; and

Whereas, further, the applicant is playing fast and loose with the district's zoning.

Although the applicant is seeking a change to Residential Use - which use requires a 30-foot rear yard - at the same time the applicant is only offering a 20-foot rear yard, claiming that some unnamed individual in the Department of City Planning said that it would be acceptable. This is curious, since the application hasn't yet been heard by the City Planning Commission.

So, one zoning proposal requests a change to residential use; yet another zoning proposal invokes a rear yard that violates residential code. The applicant seems to want it both ways; but

Whereas, when requested to produce something in writing from City Planning permitting this zoning contradiction, the applicant could produce nothing; and

Whereas, several members of the public testified that such a prominent addition would not only detract from the building and the district, but would establish an awful precedent by which highly visible rooftop additions would be permitted *carte blanche*; and

Whereas, removing the fire escape and the fixing up the storefront will enhance the building; now

THEREFORE, BE IT RESOLVED that CB#2, Man. strongly recommends denial of this highly visible rooftop addition; and,

FURTHER, BE IT RESOLVED, that CB#2, Man. recommends that the Commission not approve the proposed lengthened rear yard of the building, which could likely be in violation of the zoning, until the applicant produces documentation from City Planning allowing it.

Vote: Unanimous, with 41 Board members in favor.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
Alison Greenberg, *Second Vice Chair*
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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 October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5 - LPC Item:19 - 138 Wooster Street (Prince/Houston) - SoHo-Cast Iron H.D.

A commercial building built in 1857.

Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution. Zoned M1-5A

Whereas, Section 74-711 of the Zoning Resolution requires a preservation effort - not ordinary, routine maintenance; nor a minor building upgrade to make it attractive to a new tenant; and

Whereas, the applicant says that part of the restoration work is to replace shutters. This is questionable on two counts.

First, the building appears to have all of its original rear shutters intact.

If there are any shutters missing on the side walls, that is probably because there were never shutters present in the first place on these illegally placed lot-line windows.

Second, replacing shutters should not be deemed to serve a preservation purpose, because shutters are not part of the original material of this building. They were added some fifty years later, at the turn of the 20th century, when a law mandated them in commercial buildings, supposedly for fire protection. They were common for about twenty years, until more modern fire codes and fire protection methods were established.

Interestingly, there is an apocryphal tale that the lawmaker who pushed through this Shutter Law was sentenced to Sing Sing a few years later for corruption; and

Whereas, the other work proposed, namely: removal of an illegally placed flagpole, re-pointing, replacement of century-old windows, removing tar on the side wall, and replacing a few pieces of cast-iron, is work that any diligent owner would normally do to protect an investment or attract new tenants.

We routinely see applications for similar work. Re-pointing is normal maintenance that should be done every few decades. Several buildings surrounding 138 Wooster have been re-pointed recently, yet none have requested a Special Permit in return.

As a matter of fact, on the LPC's current October 18th calendar alone, at 60 Grand Street there is an application to replace an old storefront that incorporates much of the work contained in this proposal. Also, at 24 West 13th Street, there is an application to install new windows. These applicants are not asking for special consideration, yet their scope of work is no more extraordinary than the scope of work proposed under this instant application; now

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 41 Board members in favor.

Brad Hoylman, *Chair*
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Dear Chairman Tierney:

At its Full Board meeting on October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6 - LPC Item:21 - 558 Broadway (Prince/Spring) - SoHo-Cast Iron Historic District

A commercial building built in 1860 and altered in 1920. Application is to install a flagpole.

Whereas, the proposed stainless steel flagpole uses appropriate material and its installation will not destroy historic fabric; and

Whereas, at 12 square feet, the proposed banner is a bit larger than the recommended banner size that we prefer. However, this building is on a wide thoroughfare where other large banners have been approved. Thus, we feel that this banner will not detract from the building or the district; now

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 41 Board members in favor.

Brad Hoylman, *Chair*
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Dear Chairman Tierney:

At its Full Board meeting on October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

7 - LPC Item:22 - 33 Bond Street (Lafayette/Bowery) – NoHo Historic District
An Italianate store and loft building built in 1830-31 and later altered in 1911
by Cleverdon & Putzel. Application is to construct rooftop and rear yard additions. Zoned M1-5B

Whereas, over half a dozen residents testified that the proposed rooftop addition was too visible and would detract from both the building and the historic district; and

Whereas, we don't think there is a single element in this proposal that we can recommend; and

Whereas, the applicant claims the reason for adding the garret is to "unite" the two taller buildings on either side. The problem is that they don't need uniting. Further, this street is comprised of buildings of differing heights and styles; and

Whereas, the applicant stated that "I am bringing this building into the 21st century". However, this is an historic district, so that rationale doesn't make sense; and

Whereas, there is too much "stuff" proposed on this already authentic building; and

Whereas, the three-story garret is very visible from the street; and

Whereas, the rationale for the addition is the reference to an artist's garret; but, ironically, an artist from the block testified that it would deprive her of the light she needs to produce art; and

Whereas, regarding the rear-yard addition, we find it starkly modern and disharmonious with the building and with neighboring buildings. It is discordant and out of scale, and changes the entire massing of the building.

It converts the rear from an outdoor space to an indoor space, encapsulating the rear of the property with an atrium that is not appropriate to the original architecture of this 1830 building; and

Whereas, further, there is no precedent in any historic district that we can recall for enclosing a backyard with, basically, a skylight. Nor did the applicant supply any reference material to justify his request; now

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 41 Board members in favor.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
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Dear Chairman Tierney:

At its Full Board meeting on October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

8 - LPC Item:23 - 2-8 9th Avenue (Little W. 12th)– Gansevoort Market Historic District

A neo-Grec style store and loft building designed by Peter J. Zabriskie and built in 1887.

Application is to install storefront infill and signage and modify the existing metal canopy.

Whereas, the signage, the lighting, the doors and the covered canopy are fine; now

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval of this application

Vote: Unanimous, with 41 Board members in favor.

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

Dear Chairman Tierney:

At its Full Board meeting on October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

9 - LPC Item:24 - 61 West 9th Street (5th/ 6th)– Greenwich Village Historic District

A Tudor Gothic style apartment house designed by Sugarman & Berger and built in 1925.

Application is to establish a Master Plan governing the future installation of windows and through-window air conditioner units.

Whereas, the current windows are in terrible condition and obviously need replacement; and

Whereas, the windows proposed are acceptable; the proposal stays close to the original ratio of glass-to-frame; and

Whereas, there were some thirty letters of support from building residents, with no neighbors objecting to the proposal; now

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 41 Board members in favor.

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

Dear Chairman Tierney:

At its Full Board meeting on October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

10 - LPC Item:25 - 245 West 13th Street (7th/8th) - Greenwich Village Historic District
An Italianate style town house built in 1854. Application is to legalize a stoop gate installed without Landmarks Preservation Commission permit(s).

11 - LPC Item:26 - 247 West 13th Street (7th/8th) - Greenwich Village Historic District
An Italianate town house built in 1854. Application is to legalize a stoop gate installed without Landmarks Preservation Commission permit(s).

12 - LPC Item:27 - 148-150 Waverly Place (Christopher) - Greenwich Village H.D.
A Greek Revival style house built in 1839. Application is to legalize a stoop gate installed without Landmarks Preservation Commission permit(s).

13 - LPC Item:28 - 180 Waverly Place (Christopher) - Greenwich Village H.D.
A Greek Revival style house built in 1839. Application is to legalize a stoop gate installed without Landmarks Preservation Commission permit(s).

14 - LPC Item:29 - 152 Waverly Place (Christopher) - Greenwich Village H.D.
A Greek Revival style house built in 1839. Application is to legalize a stoop gate installed without Landmarks Preservation Commission permit(s).

15 - LPC Item:30 - 158 Waverly Place (Christopher) - Greenwich Village H.D.
A Greek Revival style house built in 1839. Application is to legalize a stoop gate installed without Landmarks Preservation Commission permit(s).

Whereas, we are addressing LPC Items 25 through 30 as a block, since they generally address the same issue: proposed legalization of a stoop gate without LPC permit(s); and

Whereas, these gates were installed some thirty years ago, when the area was full of loiterers and revelers. Perhaps the situation might not be as bad today, but the owners did testify, and committee members and news reports concurred, that these areas are at a hub of a busy, at times troubling, commercial district and are not located on some quiet, out-of-the-way street where few loungers would wander in. If the latter were the case, we might not take such a tolerant view of the owners' pleas to legalize these gates; and

Whereas, most of the gates are similar in style to the existing historic fences from which they extend; so they do not appear anomalous; and

Whereas, thus we are inclined to overlook these pre-existing gates in these specific blocks for the sake of real personal safety; but, moving forward, the criteria for the gates should be that they meet the vocabulary of the architectural quality of the building; and, further

Whereas, we do note that two of the buildings, 152 Waverly and 148-150 Waverly, have gates that bear no relation to the fence. But, in the spirit of fairness, we do not object to legalizing these two. However, we do recommend that the owners consider replacement gates that better reflect their own ironwork; now

Therefore, be it resolved that CB#2, Man. recommends approval of these applications, but with the site-specific caveats mentioned above.

Vote: Unanimous, with 41 Board members in favor.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
Alison Greenberg, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

14 - LPC Item:31 - 380 Bleecker Street - Greenwich Village Historic District

A simplified Italianate style building built in 1852-53.

Application is to construct a rear yard addition and excavate the rear yard. Zoned C1-6/R7

Whereas, this excavation could undermine adjacent historic buildings, so we urge the applicant to assiduously follow the guidelines of TPPN10 that ensures the stability of nearby structures; and

Whereas, the addition is intrusive, it is not attractive, and adds nothing to the district; but

Whereas, it is not readily visible and the “hole in the doughnut” here is not remarkable; and

Whereas, as a compromise, if the roof of the addition were developed as a green space it would mitigate the unsightly effect of the addition; now

THEREFORE, BE IT RESOLVED that CB#2, Man. reluctantly recommends approval of this application; and,

FURTHER, BE IT RESOLVED that CB#2, Man. recommends that the roof of the addition should be developed as a green space to improve its overall character and improve the view of the backyard area.

Vote: Unanimous, with 41 Board members in favor.

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

Dear Chairman Tierney:

At its Full Board meeting on October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

15 - LPC Item:34 - 12 Cornelia Street (Bleecker/W.4th)- Greenwich Village Historic District Extension II

An altered Vernacular style dwelling designed by Edward H. Kendall, and built in 1881-82.
Application is to install storefront infill.

Whereas, the proposal made absolutely no reference to the building in which it is located, nor to the neighborhood; and

Whereas, we respectfully recommend that the applicant go back to the drawing board and start afresh; and

Whereas, as suggestions, we recommend:

- the air conditioner that predominates in the façade should be put in the rear of the store; and the applicant
- try to express the “hidden” cast-iron column better
- try to lower the height of the large window, and
- try to balance the disparate elements; now

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 41 Board members in favor.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
Alison Greenberg, *Second Vice Chair*
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Dear Chairman Tierney:

At its Full Board meeting on October 20, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

16 - LPC Item:35 - 23 Downing Street (Bedford/6th)- Greenwich Village Historic District Extension II An altered Renaissance Revival style rowhouse built in 1826.

Application is construct rooftop and rear yard additions, reconstruct portions of the building and excavate the rear yard. Zoned R6

Whereas, there was no attempt to reference the historical elements of other buildings in the neighborhood, especially in regards to the fenestration, which is ultra modern and out of place with the Greenwich Village Historic District Extension; now

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 41 Board members in favor.

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

Sincerely,

 4

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