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COMMUNITY BOARD NO. 2, MANHATTAN

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October 26, 2012

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 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1st LANDMARKS MEETING

1. 230 Mercer St. aka 663-665 Broadway – NoHo Historic District.

A neo-Gothic style store & loft building designed by V. Hugo Koehler & built in 1911-12. Application is to legalize the installation of banner poles & stretch banners without Landmarks Commission permits.

Whereas, the proposal is to replace four 20' existing banners on the Mercer St. side of the building with four smaller (10') banners in the same places attached top and bottom and

Whereas, on the Broadway side of the building where the gym occupies only the second floor of the building, the applicant wishes to re-use two existing flagpoles on the front of the building with the banners attached by rope(s) to the building so they will only minimally flap in the breeze,

Therefore, be it resolved Community Board #2 recommends approval of the banners on the Broadway façade, but feels that four banners on the Mercer St. of 230 Mercer St. are excessive and the number should be reduced.

Vote: Unanimous, with 42 Board members in favor.

David Gruber, *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 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2. 321 Canal St. – SoHo Cast Iron Historic District.

A Federal style rowhouse built in 1821 and altered in the mid-19th Century to accommodate a commercial ground floor. Application is to alter a dormer on the rear facade.

Whereas, the Landmark'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 Community Board #2 recommends denial of this application for 321 Canal St. in the absence of this important step in the review process.

Vote: Unanimous, with 42 Board members in favor.

David Gruber, *Chair*
Bo Riccobono, *First Vice Chair*
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Dear Chairman Tierney:

At its Full Board meeting on October 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3. 328 West 4th St. aka 38 8th Ave. – Greenwich Village Historic District.

A residential/commercial brick building built in 1841-42, designed by Tarleton B. Earle & altered in 1924. Application is to enlarge a window.

Whereas, the proposal is to enlarge one window on the top floor of the building to match a similar window along the same wall, and

Whereas, the Committee noted that the wall seemed to be in need of some repairs,

Therefore, be it resolved Community Board #2 recommends approval of the proposal to enlarge one window at 328 West 4th St. to match the existing window on the same wall, but suggests that the applicant also undertake, at the same time, the necessary repairs to that wall.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4. 52 West 8th St. – Greenwich Village Historic District.

A Commercial building designed by Frederick Kiesler & built in 1927 & later altered. Application is to alter the façade, install new storefront infill, a marquee, and signage.

Whereas, this building, formerly occupied by Electric Lady, will be taken over in part by Beth Israel Medical Group and converted to doctor's offices and labs, and

Whereas, two small commercial establishments will still remain in the building, and

Whereas, Bay 1 of the first floor will contain the entrance to the medical facility, Bays 2 and 3 will remain in their current use, Bay 4 will have a medical facility window for displays or exhibits, and Bay 5 will remain a commercial space, and

Whereas, the applicant intends to reclad the façade and to install a marquee over the medical entrance, the 5' long marquee to be slightly sloped and the façade of the marquee angled inward with the 1'9" high sign, white letters on blue background reading "Beth Israel Medical Group", and the lighting to be under the marquee,

Therefore, be it resolved, Community Board #2 feels the marquee is not in character with the facades on 8th St., and signage should be installed above the entrance as are most of the signs on establishments on 8th St., and any work on 52 West 8 St. should create storefronts matching those already there.

Vote: Unanimous, with 42 Board members in favor.

David Gruber, *Chair*
Bo Riccobono, *First Vice Chair*
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Dear Chairman Tierney:

At its Full Board meeting on October 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5. 37 Charles St. – Greenwich Village Historic District.

A rowhouse built in 1869. Application is to construct a rear yard addition.

Whereas, the proposal is to remove the rear façade of the building from the basement to the top of the second floor, leaving only the side walls and the cellar, but extending the foundation out 11'2" into the rear yard, and

Whereas, the basement level will be extended out 11'2" into the rear yard held up by the new foundation at the cellar level and floors 1 and 2 will extend out 5' from the present wall, with the 3rd floor wall remaining, and

Whereas, the proposal also plans a terrace on the 1st floor above the basement extension and

Whereas, this building is part of a row of 4 townhouses which are more or less cohesive, and

Whereas, a number of neighbors came to the hearing to object to this intrusion into the rear yard, and

Whereas, this alteration will remove most of the rear façade of this 1869 building

Therefore, be it resolved Community Board #2 strongly opposes this alteration to 37 Charles St. since it alters the cohesiveness of the yards and removes too much of the original historic material from this 1869 building.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2nd LANDMARKS MEETING

6 - LPC Item: 2 - 321 Canal Street (n.w. Mercer)– SoHo-Cast Iron H.D.

A Federal style rowhouse built in 1821, altered in the mid-19th century to accommodate a commercial ground floor. Application is to alter the roof.

Whereas, we again commend the Commission for all its efforts preserving the city's and the nation's dwindling stock of Federal-style houses; and

Whereas, this building is one of two that is relatively unaltered of a row of six identical buildings built by the owner, Isaac Lawrence, in 1821, a mere two years after Canal Street was filled in, accelerating its residential and commercial growth; and

Whereas, this application to add two skylights onto the front of the roof would ruin the appearance of the roofline; and

Whereas, as much as anyone appreciates efforts to increase the city's housing stock, this proposal to enlarge and extend the rear dormer in order to facilitate conversion of the upper floor to residential use removes so much original fabric and so destroys the simple appearance of the rear facade that it is completely unacceptable; now

Therefore, be it resolved that Community Board 2 strongly recommends denial of both portions of this application, which seeks to disfigure a building the Commission has worked so hard to preserve for posterity.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

7- LPC Item: 3 - 129 Charles Street – Greenwich Village H.D. Extension

A vernacular style stable and dwelling designed by Henry Andersen, and built in 1897. Application is to alter at the ground floor and construct a rooftop and a rear-yard addition.
Zoned C6-1

Whereas, the 2008 permit has expired. This proposal is now a *de novo* application.

So anything permitted in 2008 should not automatically be permitted now, and should especially not be used as a basis for further increasing the height and bulk beyond what was originally requested in 2008; and

Whereas, we like the proposed restoration of the garage doors, the reintroduction of the historic cornice, and the return of the façade to its original configuration; but

Whereas, this proposal to construct a rooftop addition raises the question of why do we have historic districts if we are going to add a highly visible structure to this roof. Other property owners have asked for changes like this and were denied. Why treat this applicant differently? Permitting this proposal would set a terrible precedent; and

Whereas, furthermore, the work proposed would alter the chimney stack of, and possibly damage, an Individual Landmark abutting this property, a Federal-style building with most of its details intact, a treasure that was designated even before Greenwich Village itself was registered as an historic district; now

Therefore, be it resolved that Community Board 2 strongly recommends denial of this application regarding the highly visible rooftop addition; but,

Further, be it resolved that Community Board 2 recommends approval of the work proposed for the façade.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

8- LPC Item: 4 - 32 Perry Street - Greenwich Village Historic District

A Greek Revival style rowhouse built in 1845.

Application is to construct a rear-yard addition. Zoned R6, C2-6

Whereas, we do not object to extending the existing floors the 2' 8" that the applicant is requesting; but

Whereas, we are apprehensive about the impact the collective destruction of so many individual tea rooms - important elements of Greenwich Village architecture – is having on the historic district; and

Whereas, the extension should read like a Greek-Revival rear facade in style, proportion and materials. Instead, the proposed large, heavy black windows resemble 1920s or '30s Art Moderne fenestration in style and symmetry, with its 6-over-6 glazing, for example.

Further, the overall treatment lacks the proportions and style we would expect in a Greek-Revival rear façade like this.

Furthermore, the original tea-parlor wall would have been wooden and not brick, as this application proposes; and

Whereas, we recommend that the application be held over and the applicant re-design the extension to ensure a more appropriate style befitting this building; now,

Therefore, be it resolved that Community Board 2 recommends approval of the application for additional bulk, but recommends denial of the application for the disharmonious addition, and instead urges an extension that maintains the integrity of this Greek Revival building.

(Examples can be seen in Charles Lockwood's *Bricks and Brownstone*, particularly the examples cited on Willow Street in Brooklyn Heights.)

Vote: Unanimous, with 42 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

9 - LPC Item: 6 - 688 Broadway (W. 4/Great Jones)– NoHo Historic District

A parking lot.

Application is to construct a new building. Zoned M1-5B

Whereas, overall, this building will certainly contribute to the historic district; and

Whereas, the materials, proportions and style proposed are terrific – with the exception of the ground floor, however, which is squat and evocative of a 1950s commercial ground floor, in sharp contrast to this proposed building's 21st-century design, and the style of the historic late-19th and early-20th century buildings that comprise most of this district.

The proposed ground floor reads more like an upper floor than a lower floor. Traditionally in this historic district, the two lower floors usually had the appearance of a combined, single, massive base.

In this building, the single and double stories appear to be overlapping.

One alternative solution could be a color differentiation in the masonry and the metal trim, which would serve to distinguish the ground floor from the upper floors; and

Whereas, the rear façade of the building is likewise generally acceptable in style and materials. Furthermore, we appreciate the renovation of the Belgian blocks and the granite sidewalk. The lighting is smart and modern; but

Whereas, this is, after all, a commercial back alley in an historically industrial neighborhood. The applicant is proposing a trendy mesh wall with plantings for adornment at the side of the rear entrance. However, we recall the aversion that the Commission has displayed for street trees and/or planters in historically industrial districts like NoHo and SoHo.

Indeed, for over twenty years, the Commission has denied applications for trees and planters, not only on the public sidewalk, but even on privately-owned property, like in the areaway in front of a store on the southeast corner of Houston and Mercer Streets.

So, besides being contrary to precedent established by the LPC for the public streetscape, this proposal for decorative vegetation is especially incongruous in this gritty, grungy back-alley, where weeds are more appropriate than climbing vines; now

Therefore, be it resolved that Community Board 2 recommends general approval of the front façade but seeks a more appropriately scaled base; and

Further, be it resolved that Community Board 2 recommends approval of the rear façade and renovation of the pavement and roadbed; but

Further, be it resolved that Community Board 2 recommends denial of the mesh grid and twee greenery for the alleyway.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

10 - 42 Crosby Street (n.w. Broome) - SoHo Cast-Iron Historic District
Application is to demolish the existing structure and construct a new building.

Whereas, we appreciate the effort by the applicant to maintain the streetwall and cornice height compatible with the adjacent building; but

Whereas, we find the cornice to be a bit weak, not important enough for a district with more dominant cornices; and

Whereas, we are very dismayed at the paucity and the positioning of the sightline photos. Instead of the wide variety of views normally presented by architects, this application consisted only of four photos, every one of which seemed to be taken at locations intended to purposely minimize the view and impact of the proposed building, particularly the tower. For example, one photo on Crosby looking south conveniently had the branch of a tree obscuring the tower. Two more were taken in the vehicular lanes of the street, not on the sidewalk, which, again, conveniently served to render less of the tower visible than if it were taken on the sidewalk. Another was taken at a faraway corner, Broome and Mercer, at which no tower was visible. Yet no image was presented of how visible the base and tower of the buildings would appear from nearby corners, like Broadway or Crosby, or directly across the street from the project; and

Whereas, we understand why the sightline photos are so obfuscatory: the tower has no reference to the rest of the building; and

Whereas, the rhythm of the windows should reflect those found in SoHo, not a post-modern homage to Michael Graves or Robert Stern. The proposed windows are square, while the windows in the historic district display a strong verticality. Also, the proposed façade's ratio of solid to void is not reflective of the ratio common in the district and is therefore lacking in this proposal. Introducing more substantial solid piers would create a pleasant verticality, at the same time introducing an appropriate material; and

Whereas, this is the SoHo **Cast-Iron** Historic District, not the SoHo **Aluminum** Historic District. This cheap material contributes nothing to the district and little to the building, not what one would expect in the high-end of new construction; now

Therefore, be it resolved that Community Board 2 recommends denial of this application.

Vote: Unanimous, with 42 Board members in favor.

David Gruber, *Chair*
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Dear Chairman Tierney:

At its Full Board meeting on October 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution

11 - LPC Item: 37 Charles Street (W4/7th) - Greenwich Village Historic District
Application is to construct a rear yard addition, and construct a stoop and areaway.

Whereas, we don't necessarily oppose the planter, but question its being there merely to serve as a vehicle to meet a requirement for extending the rear yard, particularly when the rear extension destroys historic material and ruins the historic appearance and configuration of the rear facade; and

Whereas, overall the work on the front is a great improvement, particularly the new lintels, stucco, doorway, ironwork and stoop.

However, the stoop should match the style of this 1875 neo-Greco building and not the style of the adjacent stoop. Furthermore, the newel post is underscaled in relation to the very ornamental balustrade and should be redesigned to match it, perhaps with an octagonal styling; but

Whereas, regarding the rear-yard addition: we have already submitted an outstanding resolution that decried this proposal to ruin historic material and we see no reason for changing it; now

Therefore, be it resolved that Community Board 2 recommends approval of most of the work proposed for the front area, keeping in mind some of the design suggestions we mentioned above; but

Further, be it resolved that Community Board 2 again recommends denial of the application for the rear addition.

Vote: Unanimous, with 42 Board members in favor

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Dear Chairman Tierney:

At its Full Board meeting on October 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution

12 - LPC Item: 18 Grove Street (Bedford) - Greenwich Village Historic District

Application is to amend Certificate of Appropriateness 08-3934 for façade alterations to include excavation at the rear yard and to construct a rear-yard addition, and install gates.

Whereas, applications like this to excavate rear yards or cellars in order to expand interiors were once rare, but are now becoming increasingly common. Unfortunately, whether due to poor subsoil, the general exigencies of construction, or both, damage to adjacent buildings is inevitable.

The common method of excavating – shoring up and underpinning the neighboring buildings' foundation – is well intentioned but far from perfect.

A better solution would be not to disturb the foundation, footing and party wall, but instead excavate a few feet away from the shared foundation, respecting the natural structural “angle of repose”.

Adding a reinforced concrete shelf parallel to the party walls of the building will minimize the negative impact on the neighbors' structural wall. This solution does not require underpinning of the delicate historic foundation rubble wall.

This method may result in some loss of desired interior square-footage that the applicant seeks, but is a much more prudent procedure and will greatly mitigate structural damage as well as neighbors' acrimony; and

Whereas, the applicant intends to maintain the bluestone pavers and planters. However, since so much work is proposed for the rear yard, we would suggest instead the introduction of a few inches of soil in order to grow a “green roof”, as it were, so as to restore some vegetation to the doughnut; and

Whereas, we have no objection removing one of the doors in order to expand the existing garage door; now

Therefore, be it resolved that Community Board 2 recommends approval of enlarging the garage door; but

Further, be it resolved that Community Board 2 recommends not underpinning the neighboring buildings, but, rather, simply retaining a few feet of soil as a protective buffer; and,

Further, be it resolved that Community Board 2 recommends that the LPC come up with rules and guidelines for applicants to follow that would be more protective of adjacent buildings than underpinning is.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution

13- LPC Item: 39 Fifth Avenue (9th/10th) - Greenwich Village Historic District
Application is to enlarge window openings.

Whereas, we like that the proposed windows borrow the style of the more detailed windows of the lower floors, instead of the more generic mid-floor windows; and

Whereas, we also appreciate that a filled-in window will be restored and the window configurations will have a more historical proportion; and

Whereas, this alteration will be barely visible from the street; now

Therefore, be it resolved that Community Board 2 recommends approval of this application.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

14 - LPC Item: 241 West 11th Street (W4/Waverly) - Greenwich Village Historic District
Application is to construct rooftop and rear yard additions, excavate the basement, rear yard, and areaway.

Whereas, we question why someone would want to alter the traditional 8-foot height of the basement, which served residents of this building adequately for generations, in order to increase the height to 11 feet, a height more characteristic of loft building interiors; and

Whereas, dropping down a couple of feet at grade level would introduce more steps than normally present in Village areaways. This building's areaway is historically significant and any work should adhere to the context of the intact twin building next door; and

Whereas, the presentation reflected an inadequate understanding of the unique circumstances of an historic district; now

Therefore, be it resolved that Community Board 2 vehemently recommends denial of this application.

Vote: Unanimous, with 42 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*
Keen Berger, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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October 26, 2012

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 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution

15 - LPC Item: 5 West 8th Street (5th/6th) - Greenwich Village Historic District

Application is to alter the ground floor, enlarge the penthouse, and install lighting, a marquee, signage, awnings, and a painted wall sign.

Whereas, residents and neighbors attended expressing some concern, particularly with the work proposed for the roof; but

Whereas, we do not object to the enlargement of the penthouse; and

Whereas, we like the idea of restoring the ghost sign on the side of the structure and the introduction of signage on the front. However, we feel this is more than enough signage and the proposal to include the two blade signs, although they are historic, is unnecessary and clutters up this façade. Worse, approving them would introduce a precedent up and down this street; and

Whereas, The proposed lighting is acceptable. The pilasters and cornice on the storefront contribute to the building. However, the windows are flimsy and could be enhanced by adding some moulding; and

Whereas, we approve the marquee. However, the sign band at the front of it obscures and interrupts the rhythm of the columns and their capitals. The sign band should be narrowed, or made to float away from the columns, or angled so that the columns and capitals are continuous; now

Therefore, be it resolved that Community Board 2 recommends approval of the penthouse enlargement, the commercial sign on the sidewall, the marquee, the lighting, and the storefront infill in general; but

Further, be it resolved that Community Board 2 recommends denial of the blade signs and the obtrusive signage on the front of the marquee, as well as preferring more detailing for the windows.

Vote: Unanimous, with 42 Board members in favor.

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



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October 26, 2012

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 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution

16 - LPC Item: 292 West 4th Street (11th/Bank) - Greenwich Village Historic District

Application is to construct a rooftop addition, excavate the front areaway, the basement, and the rear yard, and install new windows.

Whereas, the removal of a 20th-century extension and its replacement by the proposed extension actually improves the rear facade; and

Whereas, the front façade restoration is fine; and

Whereas, the rooftop additions are barely visible; but

Whereas, a group of neighbors appeared, expressing grave concern that this proposal will seriously damage their properties. One neighbor stated his house was already damaged. One has already hired a lawyer.

It is fair to say that the increase of applications for excavations that we have seen in recent years is arousing great concern and ire among property owners who have made investments in the historic district.

It would be horrible indeed that, if unwarranted damage occurs during excavation, a property owner not only files a lawsuit against the applicant but also against the City for permitting these potentially harmful projects to proceed.

With all respect, we feel it is time that the Commission, when hearing these excavation applications, pays more consideration to potential damages, based not on a perceived threat but to actual events that have occurred. It appears that the Commission has approved every such application presented. The Commission owes it to the citizenry – if not for the sake of preserving the precious historic structures, then surely for the financial investment our neighbors have made in their community.

That is why we feel that the LPC should re-examine its policy on underpinning and come up with more protective solutions, TPPN 10/88 notwithstanding; and

Whereas, potential hazards aside, we believe that the proposal to excavate the basement is unacceptable on its face. If you buy an historic home with an 8-foot high basement, do you really have to create a 10-foot ceiling height for use as a living or dining room, as this applicant desires? After all, isn't that what the parlor level is for?

This proposal is reassigning the traditional values of these two rooms, at the risk of causing damage to historic structures. We would approve, of course, an excavation to, say, make it legal or useable, but not for this ersatz purpose; and

Whereas, excavating the areaway in relation to the sidewalk makes it incompatible with the historic streetscape.

This house is one of a set of four, so-called "Masons Row". The applicant is selecting one building out of this four and not taking into consideration the others. In fact, the applicant did not care to mention the existence of the other three, a glaring omission; and

Whereas, the proposed type of excavation of the rear yard presented here – underpinning the adjacent building – will present the same possibility for damage to adjacent structures that so many other excavations have.

We suggest that instead of excavating up to the perimeter wall and then underpinning, the excavation should stop a few feet away from the foundation. This creates a reinforced concrete shelf around the perimeter of the property that would not disturb the historic foundation; now

Therefore, be it resolved that Community Board 2 recommends denial of the application to excavate the basement and areaway, as well as denial for the type of excavation method proposed for the rear yard, instead proposing a concrete shelf not directly abutting the foundations; but

Further, be it resolved that Community Board 2 recommends approval of the rear extension proposal, the front façade work and the rooftop addition.

Vote: Unanimous, with 42 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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October 26, 2012

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 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution

17 - LPC Item: 747 Greenwich Street (Perry/W11th) - Greenwich Village Historic District
Application is to excavate a passageway and construct a new building at the rear of the lot.

Whereas, many neighbors attended the meeting to voice strong opposition to this proposal, as well as presenting a petition in opposition from people unable to appear in person. They went on to state that the owner keeps the existing house in awful condition and thus don't trust him to excavate and monitor this excavation properly; and

Whereas, although called a carriage house by the applicant, it is nothing of the sort. It is more a backhouse, a backhouse with no reference to a Greenwich Village backhouse. It reflects nothing historic. It is challenged architecturally. Furthermore, it is our belief that true backhouses were stopped in the 1930s; and

Whereas, it is built in the middle of other folks' backyard communal area, depriving them of precious green space, while destroying much of the property's contribution to the doughnut, not to mention felling two trees in the process; and

Whereas, the neighbors worried that, if built, this structure would damage their trees and garden areas, as well as creating draining problems; and

Whereas, the concept of a "mole" tunnel connection the two structures is absurd; and

Whereas, last but not least, the design of the structure is uninspiring; now

Therefore, be it resolved that Community Board 2 strongly recommends denial of this application.

Vote: Unanimous, with 42 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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October 26, 2012

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 18, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution

18 - LPC Item: 116 Sullivan Street (Prince/Spring) - Individual Landmark

Application is to enlarge and combine window openings at the rear façade and to install a security camera at the front façade.

Whereas, it is one thing removing historic material from the rear façade of a building lying within an historic district. It is quite another thing to disturb the integrity of an Individual Landmark such as this. Besides, the work proposed is very out of character for this style of building and looks bad; and

Whereas, a visible security camera would detract from this special building. A simple intercom with a TV camera was suggested, a fixture acceptable to so many city dwellers, but was deemed unacceptable by the applicant.

We find it incredible that, in this age of microcircuitry and miniaturization, a reasonable solution has not been found. Someone off the top of her head suggested a camera inside the housing of the light fixture. Surely there is an unobtrusive and simple technical solution to this perceived problem; now

Therefore, be it resolved that Community Board 2 recommends denial of the proposal to alter and damage the rear of this unique building, and further recommends that a technical solution be found to monitor the building that will not clutter and detract from this pristine façade

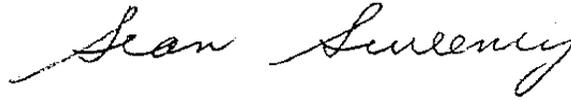
Vote: Unanimous, with 42 Board members in favor.

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

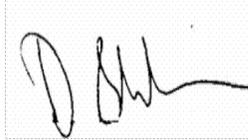
Sincerely,



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/jrm

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