

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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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

October 28, 2013

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 October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

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

**1 - LPC Item: 14 - 102 Greene Street (Spring/Prince) - SoHo-Cast Iron Historic District A store and loft building designed by Henry Fernbach, built in 1880-81, and altered in 1941. Application is to reconstruct the missing top two floors of the building and construct a rooftop addition and bulkhead. Zoned M1-5A**

**Whereas**, the proposal to reconstruct the missing top floors in cast iron is welcomed, and we trust the cast iron is consistent in quality and detailing with the existing cast iron; and

**Whereas**, the plan to install appropriate style windows is commendable and

**Whereas**, the proposed roof structures cannot be seen from the street; now

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

Vote: Unanimous, with 38 Board members in favor.

David Gruber, *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 October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**2 - LPC Item:15** - 102 Greene Street-SoHo-Cast Iron Historic District. A store and loft building designed by Henry Fernbach, built in 1880-81, and altered in 1941. 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**, the scope and benefit of the proposed work clearly serve a preservation purpose and more than justify the application for an Modification of Use; but

**Whereas**, our willing approval of the landmarking portion of this application should in no way be construed or inferred to influence any future community board decisions on the zoning aspect of the application; now

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

Vote: Unanimous, with 38 Board members in favor.

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NYC Landmarks Preservation Commission  
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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**3 - LPC Item:16 - 32 Prince Street, aka 233-241 Mott Street - Old St. Patrick's Convent and Girls' School-Individual Landmark**

A late Federal style institutional building built in 1826 with associated later additions. Application is to demolish a building and additions, construct a new building, rear and rooftop additions, alter window openings, install new doors, a barrier-free access lift, rooftop mechanical equipment, replace windows and alter the areaway. Zoned C6-2

**Whereas**, we approve the demolition of the 1950s building on Mott Street as well as the removal of the additions in the rear courtyard that restores the H-shape configuration of the original courtyard; and

**Whereas**, the restoration work is commendable and will be an improvement; and

**Whereas**, the proposed new Mott Street building will have a glowing glass facade. This is a well-designed, beautiful work of architecture. However, it is disharmonious with the campus and the surrounding Little Italy Special Zoning District; it is basically a glass intrusion in a neighborhood of bearing-wall masonry; and

**Whereas**, several representatives of neighborhood groups attended and expressed similar dismay at the glowing glass structure; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of demolition of the Mott Street building and removal of the rear-yard additions, but requests a reworking of the glass building.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**4 - LPC Item:17 - 324 Lafayette Street**, aka 159-165 Crosby Street-NoHo Historic District  
A Renaissance Revival style store and warehouse building designed by Horenburger & Straub with Martin Johnson and built in 1897.  
Application is to install awnings and light fixtures, alter the fire escape and install HVAC equipment.

**Whereas**, the awnings are acceptable but the light fixtures, at 72'x18", are way too big, draw attention to themselves and detract from the building; and

**Whereas**, the work on the Crosby Street side is not objectionable, but the unsightly HVAC unit should be shrouded; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of the awnings but not the multitude of huge, distracting, light fixtures 72"x18" in dimension; and, further, recommends that the unsightly HVAC mechanicals in the rear be shrouded.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**5 - LPC Item:18 - 35 Grove Street**, aka 33-37 Grove Street – Greenwich Village H.D.  
An apartment house with Victorian Gothic influences, designed by F. T. Camp, built in 1888.  
Application is to legalize the removal of historic fabric and facade alterations performed without Landmarks Preservation Commission permit(s).

**Whereas**, to lift a violation we need sufficient documentation to justify legalization. However, nothing was presented to enable us to legitimize the violations.

The two stoops could have been restored instead of being destroyed. The fact that concrete is proposed as the replacement for the destroyed brownstone troubles us, particularly when the request for legalization is just based on the opinion of the applicant that it will “look good”; now

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

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**6 - LPC Item:19 - 446 West 14th Street-Gansevoort Market Historic District**

A Moderne style market building designed by H. Peter Henschien and Axel S. Hedman and built in 1936-37.

Application is to install canvas wall signs, and a hanging sign

**Whereas**, the proposal for artwork will enhance the area, but we insist that wording be included in the LPC permit to prevent it from morphing into an advertising or commercial sign at a later date; and

**Whereas**, the quality of a hand-painted mural is far preferable to the canvas medium proposed, and would evoke the cherished "ghost" signs; now

**Therefore, be it resolved** that CB#2, Man. recommends general approval of this application, but requests strong language in the LPC permit to prevent future morphing into advertising signage, and, further, we would prefer a hand-painted mural instead of the canvas medium proposed.

Vote: Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

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

#### **7 - 151 Mercer Street – SoHo-Cast Iron Historic District**

A two-story brick garage building built in the mid-twentieth century. Application is to demolish the existing building and construct a new five-story building. Zoned M1-5A

**Whereas**, the upper floors of the original building were removed, leaving the ground floor and then the building was converted to a garage. This one story building is to be demolished; and

**Whereas**, examples of similar non contributing buildings in the district have been approved by LPC for demolition in connection with new buildings on the site; and

**Whereas**, a five story, as of right building will be constructed on the lot; and

**Whereas**, the ground floor storefront is all glass with no wood bulkhead, frames or sash at the doors nor at the display windows which is not typical to the SoHo district; and

**Whereas**, the height of the first floor is higher with regular, shorter floors on the upper floors in the manner of cast iron buildings and is typical to the district, and a modern, open cornice at the street facade; and

**Whereas**, there will be electrically operated shutters on the front facade meant to echo the shutters on cast iron buildings in the district; and

**Whereas**, awnings, which have no historical precedent, are proposed for the ground floor; and

**Whereas**, the windows are deeply recessed with very narrow baffles clad in core ten-rusted steel separating the windows. Every window opening is floor to ceiling glass, divided horizontally into three parts with an operable lower hopper, an upper awning and a fixed middle window pane (not a double hung window, with a solid infill from the floor to the window sill which is typical in this area). This glass infill creates a high ratio of glass to solid material; and

**Whereas**, there is an interior illuminated sign on the sign band above the ground floor; and

**Whereas**, there was a comment from a neighbor that the openness ratio is extremely high in this proposed street facade; and

**Whereas**, the secondary facades are in common brick with simple windows on the rear facade typical of windows in the district; and

**Therefore be it resolved** that the demolition of the existing structure be approved; and

**Be it further resolved** that the overall design, the recessed depth of the windows and the shutters be approved; and

**Be it further resolved** that it order to achieve greater harmony with the streetscape and respect for the cast iron design of the buildings in this area that the ratio of solid construction to glass throughout the building's street facade and especially with respect to the ground floor, be increased; and

**Be it further resolved** that the awnings and illuminated sign be denied.

Vote: Unanimous, with 38 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 October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **8 - LPC:20 - 22 Bond Street, aka 25 Great Jones Street-NoHo Historic District Extension**

A construction site with a partially constructed building. Application is to alter the massing and revise the design of the building. Zoned M1-5B. Community District 2

**Whereas**, the partly constructed building was approved as a hotel property before designation; and

**Whereas**, it is now proposed that it be designed for use as condominium apartments; and

**Whereas**, the height will diminished by four floors and the volume be redistributed to the front of the lower seven floors on the street side and a seven foot extension of all floors on the rear facade, which is a considerable improvement in the massing; and

**Whereas**, the entrance is on Bond Street with a metal three story screen, and a tree planted and visible at the second floor level above the solid entrance and a ground floor square plate glass window for the display of public art; and

**Whereas**, the Great Jones Street wall is approximately the height of the adjoining buildings; and

**Whereas**, the store front on Great Jones Street has a shallow awning with a display windows to the ground level, and

**Whereas**, the west facade lot line masonry wall to be painted as a “canvas” for a work of public art by Jose Parla; and

**Whereas**, the highly visible south facade of the tower is glass with sunshades and balconies; and

**Whereas**, Zelda Jones of NoHo- Bowery stake holders reported that the organization has had extensive discussions with the developers and they approve of the current design; and

**Whereas**, numerous neighbors spoke with various concerns, most of which were clarified and became moot; and

**Whereas**, the Bond Street entrance, which reads as a three story fence with a ground floor square display window, is without historic reference and is out of harmony with the neighborhood; and

**Whereas**, the high ratio of openness of the facades -that is more glass than solid -is extreme for the neighborhood; and now

**Therefore be it resolved** that the overall design and the party wall art work be approved, and

**Be it further resolved** that the design of the Bond Street entrance be modified to make it more harmonious with the neighborhood and less foreboding.

Vote: Unanimous, with 38 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 October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**9 – LPC: 21 - 37 West 10th Street-Greenwich Village Historic District  
A Greek Revival style townhouse built in 1838-39 and altered in the 1920's. Application is to excavate the areaway, alter the facade and construct a stoop. Community District 2**

**Whereas;** the application was previously presented with a an entry below grade; and

**Whereas;** the revised proposal is to construct a stoop and parlor floor entry in the style of the intact stoop at 43 West 10<sup>th</sup> Street; and

**Whereas;** the iron work and bottom of the steps appear unfinished and truncated because of the decision to keep the stoop within the property line, contrary to the numerous examples in the district, and

**Whereas;** the window lintels are proposed to be kept in white which is without precedent and is jarring against the facade and does not match the proposed brownstone entry, now

**Therefore be it resolved** that the stoop, areaway excavation and necessary reconfiguration of the areaway steps be approved, and

**Be it further resolved** that the iron work at the stair, which is not correct for the period, is flimsy and lacks a newel post and the compressing of the main steps behind the sidewalk lot line be denied, and

**Be it further resolved** that the lintels be in the correct brownstone to match the stoop and entry surround.

Vote: Unanimous, with 38 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 October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **10 – LPC: 22 245 West 11th Street-Greenwich Village Historic District**

A transitional Greek Revival style rowhouse built in 1851. Application is to demolish existing rear yard additions, construct rooftop and rear yard additions, demolish and reconstruct a rear yard shed, paint windows, and excavate the cellar. Zoned R6

**Whereas;** the proposal is to restore brownstone headers and sills on the facade; and

**Whereas;** there is construction proposed on the roof that is minimally visible from the street; and

**Whereas;** the English basement floor is to be extended minimally creating a terrace at the parlor level; and

**Whereas;** the upper two floors are to have enlarged window openings with a terrace off of the next to top floor, and

**Whereas** the rear extensions and rear original wall are to be removed and replaced with a facade almost entirely of glass and the full height of the building, extends three stories into the garden, has virtually no delineation of the floors, has no resemblance to the rhythm of the original and completely intact rear facade (now partially hidden behind later extensions), makes no acknowledgment of the window placement which illustrates the “dog leg” stair returns, and has no historical reference; and

**Whereas;** there is excavation to the garden which is of minimal depth and does not extend to the property line; and

**Whereas,** though it is mentioned in the application, no cellar excavation proposed; and

**Whereas,** a garden shed that does not appear to be of construction as recent as was represented by the applicant; and now

**Therefore it be resolved** that the front facade work, roof alterations and additions be approved; and

**Be it further resolved** that the demolition of the extensions be approved; and

**Be it further resolved** that the rear facade work be denied because it involves considerable destruction of historical material and replacement with a modern facade that has absolutely no historic reference or justification for the excessive amount of glass; and

**Be it further resolved** that the demolition of the garden shed be denied unless it is established by the Commission staff that it was constructed after designation.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **11 – LPC: 23 - 27 E. 11th St. Greenwich Village Historic District**

A Greek Revival style townhouse built in 1845. Application is to raise the roof, construct a rooftop bulkhead and rear yard addition, alter the front façade, and excavate at the cellar and rear yard. Zoned R7-2 Community District 2

**Whereas**, the 1040 tax photographs shows the facade in pristine order; and

**Whereas**, the facade will be restored, apart from the balcony, to its original state; and

**Whereas**, the existing extension covered in wood that extends the back facade to be in line with an original one window brick extension is to be restored; and

**Whereas**, there are minor changes to the windows and doors on the upper floors of the rear facade; and

**Whereas**, the roof will be raised on the front and back, a new stair bulkhead and a deck with only the chimney flues extension visible from the street; and

**Whereas**, there is considerable excavation of the garden that is of minimal depth and does not extend to the property line; and

**Whereas**, the cellar is to be excavated 3'-10" and there is to be an 8" excavation to the unexcavated area behind the English basement; and now

**There for be it resolved** that the application be approved except for the addition of the balcony to the front facade is denied.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **12 – LPC: 24 - 51 West 8th Street-Greenwich Village Historic District**

An apartment house with a commercial ground floor built in 1877. Application is to legalize the installation of a storefront, residential entrance door, and roll-down security gate without Landmarks Preservation Commission permit(s) and to Community District 2

**Whereas**, the awning, gate, front door, and certain windows were installed without permission; and

**Whereas**, the proposal is to legalize the roll down gate and replace the awning in a similar color and canvas; and

**Whereas**, the proposal is to legalize the existing door; and now

**Therefore be it resolved** that the new awing is approved; and

**Be it further resolved that**, if a security gate is to be used, that it be behind the window and not visible when it is rolled up and that the door and window legalization be denied.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

**13 – LPC: 25 - 607 Hudson Street** -Greenwich Village Historic District

A no-Federal style hotel building designed by Ralph Townsend and built in 1905. Application is to construct a pergola and acoustic walls at the roof. Community District 2

**Whereas**, the pergola is extensive and much more than minimally visible from the street south of the property; and

**Whereas**, the acoustic wall is in a light colour and, though visible, covers the unattractive air-conditioning equipment which is a great improvement; therefore

**Therefore it resolved** that the acoustic wall be approved and that the pergola be denied.

Vote: Unanimous, with 38 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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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

October 28, 2013

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 October 24, 2013, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

### **14 – LPC:26 - 402 West 13th Street-Gansevoort Market Historic District**

A building designed by Sherida E. Paulsen and built in 2010. Application is to construct a rooftop addition. Zoned M1-5 Community District 2

**Whereas**, the application is to install a 10' x 8' x 10' high toilet on the roof for the convenience of employees using the rooftop deck; and

**Whereas**, the mockup shows that the additions is more than minimally visible from several vantage points; and

**Whereas** the applicant represented that a building is to be built that will block the view from the most visible point and approvals are not given on the speculation that a future building will block the view of additions; therefore

**Therefore be it resolved** that denial is recommended for the application.

Vote: Unanimous, with 38 Board members in favor.

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

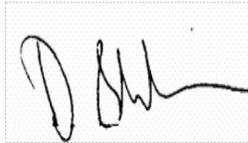
Sincerely,



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. Brad Hoylman, 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  
Jenny Fernandez, Director of Government & Community Relations,  
Landmarks Preservation Commission