

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

I. LPC Item #14 – 600-602 Broadway – SoHo Cast Iron Historic District.

A store building designed by Samuel A. Warner & built in 1883-84. Application is to install painted wall sign.

Whereas, the application is to add an additional sign to the half of the blockfront building which now has no sign, and

Whereas, the existing Hollister sign was approved by LPC some time ago, and

Whereas, the proposed sign is a replica of the California flag, 20' x 16' in size, painted on the easterly portion of the building, and such design has been used in other of their establishments,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the proposed new sign for 600-602 Broadway.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2. LPC #15 - 53 Greene St. – SoHo Cast Iron Historic District.

A store & storehouse designed by Louis Burger & built in 1802.

Application is to replace vault lights & bluestone at the sidewalk, install a ramp, & construct a rooftop addition.

3. LPC #16 – 53 Greene St. – SoHo Cast Iron Historic District.

Application is to request that the LPC issue a report to the City Planning Commission for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution.

Whereas, the applicant wishes to change the permitted uses in this building to: Floors 2 thru 5 to residential use with one unit per floor, and the first floor to retail but with a restriction that it will not be for an eating and drinking establishment, and

Whereas, the applicant intends to restore the building by replacing the present cornice with a new cornice like the original one, restoring the front windows to 2 over 2 panes and the rear ones to 6 over 6 panes, to clean and repaint the brickwork, and to reinstall metal shutters at the rear, and

Whereas, the top floor addition will be within the permitted Floor Area Ratio since the mezzanine at the first floor will be removed, the total size being 911 sq. ft., and the rooftop addition will be glass and metal with the south wall remaining masonry, and

Whereas, the present fire escape is a drop ladder along the front of the building, which will be replaced with a vertical ladder instead, and

Whereas, the current bluestone sidewalk in poor condition will be replaced with a new bluestone sidewalk, utilizing as much of the existing bluestone sidewalk as can be salvaged, and

Whereas, the existing vault lights will be replaced with new ones, and

Whereas, the storefront will be wood, but installed within the marble front of the building,

THEREFORE BE IT RESOLVED that CB#2, Man.recommends approval of both applications for 53 Greene St.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4. LPC #18 – 301 Canal St. – SoHo Cast Iron Historic District

A two-story commercial building built c. 1955. Application is to replace a storefront, security gates, & signage installed without LPC permits.

Whereas, the original storefront had been removed without LPC permits, and

Whereas, the new proposal is to replace the storefront with two double windows on each side of two center doors, each of the side windows being glass panels with base panels and transoms, and

Whereas, there will be an interior security gate for the store, and no signage is planned at this time, and

Whereas, the entrance to the upstairs will be replaced with a new entrance door,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application for 301 Canal St.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5. LPC #20 – 644 Broadway – NoHo Historic District.

A Queen Anne/Romanesque Revival style bank & loft building designed by Stephen D. Hatch & built in 1889-91. Application is to remove a window, enlarge a masonry opening, and install a door.

Whereas, the present window is in an interior courtyard or light well within the building and is about 12 feet from the street wall of the building, and

Whereas, the window will be enlarged to a door as a secondary entrance to the first floor store, and

Whereas, although the enlargement will require the removal of some original material from the building, because of its location it was felt that this would not be setting a precedent,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application for 644 Broadway.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6. LPC #21 – 81-85 Greenwich Ave. aka 2-4 Bank St. – Greenwich Village Historic District.

An apartment building with classical style details & a commercial ground floor designed by Sass & Smallheiser & built in 1902. Application is to install new storefront infill, awnings, lighting and a barrier-free access ramp.

Whereas, this corner building has had a variety of retail stores over the years, which have altered the original storefront, and

Whereas, these stores will be replaced with one restaurant and the entrance will be moved to the corner of the building, and

Whereas, the plan is to keep the steel elements and frame the door and windows with wood, the windows to have bulkheads and transoms, and

Whereas, the columns on the Bank St. side will be retained and on that side of the building there will be three windows with bulkheads and transoms, and a handicapped entrance 36” wide with a one step ramp from the sidewalk, and

Whereas, striped retractable awnings are planned, and a rectangular sign 8’ long by 1’8” wide extending from the corner entrance illuminated with tiny white bulbs spelling out the name and creating a border, and other lighting will be by gooseneck fixtures, and

Whereas, the applicant has suggested he would be willing to reduce the height of the bulkheads on the store windows to 2’ high, and reduce the size of the sign with a change in the illumination,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application for 81-85 Greenwich Ave./2-4 Bank St. provided the changes in the bulkhead size and the sign recommended by CB#2 are incorporated into the revised application.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

7. LPC #22 – 406 Sixth Ave, - Greenwich Village Historic District.

A building originally built as a rowhouse in 1839, & altered in 1896 & 1902 with the addition of a sheet metal façade with Classical Revival style details. Application is to install signage.

Whereas, the Landmarks Preservation Commission’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 that CB#2, Man. recommends denial of this application for 406 Sixth Ave. in the absence of this important step in the review process.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

8. LPC #23 – 153 West 13 St, - Greenwich Village Historic District.

A Greek Revival style rowhouse built in 1847-48. Application is to enlarge window openings & replace windows at the rear elevation.

Whereas, the proposal is to enlarge the three top floor windows at the rear of the building to 7'3" tall, and to also enlarge the third floor windows, and

Whereas, the cornice is to be restored and also the brownstone lintels, and there will be no gates on the top floor,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of this application for 153 West 13 St. and believes that windows on both floors should remain the same with 6 over 6 windows.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

9. LPC #24 – 53 Jane St. – Greenwich Village Historic District.

A Greek Revival style rowhouse built in 1846. Application is to construct rooftop and rear yard additions.

Whereas, the rooftop addition is set back at the front of the building with a green space 6-1/2', a deck of 6', and then slanted windows with a door 2' further back, and

Whereas, the rear of the building would have a new terrace of glass in front of the existing walls on the top floor, set back 3' from the edge of the floor below,

Whereas, the new rooftop rear addition is set back 4' from the original roof top, and

Whereas, a number of residents from the immediate area came to the hearing, some in favor of the application because of the owner's outreach to them and one from an adjoining building fearing that the addition would decrease her light,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of this application for 53 Jane St. since it hides the original top floor, the project is "quirky", it will obstruct the view, and it is visible.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

10. LPC #26 – 6 Bedford St. – Greenwich Village Historic District Extension.

A Federal style building built in 1828-29, & altered to a Renaissance Revival style in 1870. Application is to reconstruct the brick façade & install new windows.

Whereas, the building has major construction problems, and is braced to keep it together, and

Whereas, this building was one of three built at the same time, and

Whereas, the proposal is to reconstruct the building by removing the stucco, restoring the first floor by maintaining the existing marble, replacing the front façade new bricks and a replicated fiberglass cornice, and replacing the six over six windows, and

Whereas, the present front door will be reused,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application for 6 Bedford St.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2ND LANDMARKS MEETING

11. LPC Item #12 – 38-50 Cooper Square — NoHo Historic District.

A row of Italianate style dwellings altered by Fritz Nathan in 1960. Application is to alter the front façade, install storefront infill, install a marquee, & relocate an existing flagpole.

Whereas, this is an application by Grace Church to alter existing buildings for a new high school, and

Whereas, although the description from Landmarks is to “install storefront infill,” in fact, the proposal is to enlarge the existing windows on the first floor which are mis-matched, and to install a consistent metal bulkhead 2-1/2’ high along the first floor, and

Whereas, the current awnings will be removed, and the entry door to the school will be moved more to the center of the façade, with an entry to the upper and cellar floors at the north end of the building, and

Whereas, the Dept. of Transportation plans call for the creation of a plaza in front of the buildings by changing the street patterns, so the school will be erecting a marquee over the main entrance area to increase its visibility. The marquee will be translucent glass and metal framing, 25’ above the ground and sloped in shape to match the contours of the plaza. In the past there had been a marquee at the front of this building, and

Whereas, the plan also calls for moving the existing flagpole closer to the entrance, with a flag the same size as the existing flag,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application for 38-50 Cooper Square

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

12. LPC #5 - 61 Grove St. aka 76 Christopher St. – Greenwich Village Historic District.

An apartment building designed by Franklin Baylies & built in 1890. Application is to legalize installation of storefront infill in non-compliance with COFA 03-1720.

Whereas, this is an application to legalize a storefront created not in compliance with the permit issued by LPC, and

Whereas, the applicant claimed that when work was started on the storefront what he presumed was original brick was found, and so the new storefront was created around this brickwork, and that there was no basic change in the storefront, and

Whereas, the new sign installed was the same size as the former sign, and

Whereas, it was pointed out by a committee member that the former sign was canvas tacked onto the façade, and

Whereas, the committee felt that the presentation did not supply enough information,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of this application for 61 Grove St. at the present time.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

13. LPC #7- 5 Cornelia St. – Greenwich Village Historic District Extension II.

A Colonial Revival style tenement building designed by George Keister & built in 1890. Application is to construct a rear yard addition.

Whereas, there already exists a cellar excavation in the rear yard of this building which is part of the restaurant in the building cellar, and

Whereas, the proposal is to enlarge this excavation with another portion, and

Whereas, this below grade portion of the restaurant connects with another portion of the restaurant on West 4 Street, and

Whereas, the proposal is to enclose this rear yard extension by creating a concrete covering over it,

THEREFORE BE IT RESOLVED, that despite what was felt to be a poor presentation, CB#2, Man. recommends approval of this application for 5 Cornelia St.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

14. LPC #8 – 327 Bleecker St. – Greenwich Village Historic District

A building originally constructed as two-story house in 1832-33, and altered in the 19th and 20th centuries. Application is to alter the façade, install storefront infill, replace windows, install rooftop mechanical equipment & relocate sidewalk pavers.

Whereas, we were told, and a member of the committee confirmed, that the building is in very poor condition and in need of repairs, and

Whereas, the applicants hoped to stabilize the building by constructing a lintel, which he referred to as a water table band, above the entire first floor, and

Whereas, the windows would be changed from casement windows to one over one windows, which the applicant justified by old photos of the building, and

Whereas, the storefront window with two panes was to be converted back to one pane to match the other windows, and the side door moved to the end of the building, and

Whereas, the one story portion of the building will be segregated from the main building by using black granite only on the one story portion, and

Whereas, there will be new air conditioning equipment on the roof, which will have some visibility from the ground, and a new railing will be installed around the edge of the side wall of the building (the front wall is protected by the cornice), and

Whereas, although the bluestone has sections in poor condition, the proposal is to create a band along the sidewalk at the front and side of the building, re-using the bluestone, and using concrete for the balance of the sidewalk,

Whereas, the plan is to recreate the cornices above all the windows,

THEREFORE BE IT RESOLVED that CB#2, Man. regretfully recommends approval of the proposals for 327 Bleecker St. but opposes the “water table” lintel above the first floor.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

15. LPC #9 – 295 Lafayette St. (Puck Building) – Individual landmark.

A Romanesque Revival style building designed by Albert Wagner & built in 1885-86. Application is to construct rooftop additions.

Whereas, the vault lights are being restored, and the pier pattern between the sets of windows will be retained, and

Whereas, the closed up elements on the first floor are being re-opened, but

Whereas, the proposal is to add to the roofs of the two structures, glass and/or grill structures, two stories on the 9th floor building and two stories on the 11th floor building, both at least minimally visible from the two adjacent historic districts, and

Whereas, even though the grill sections are not as obtrusive, the glass sections are, and provoked negative comments from two people, one from SoHo and one from NoHo, and

Whereas, since this building is an individual landmark, there was real concern about making visible changes in such a building, and

Whereas, the possibility of these changes setting a precedent for such changes to other individual landmarks was a concern,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of this application for 295 Lafayette St.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

16. LPC #10 – 678 Broadway – NoHo Historic District.

A Renaissance Revival style store & warehouse building designed by D. & J. Jardine & constructed in 1874-75. Application is to remove vault lights & bluestone paving and install a new sidewalk.

Whereas, two portion of the sidewalk are involved, a section 28' x 5' in front of the building, and another such portion at the rear of the building on Shinbone Alley, and

Whereas, at the present time, sidewalk vault lights are hidden beneath the concrete sidewalk which was installed when the street elevation was changed, and

Whereas, there is leakage from the current situation, and the proposal is to replace the hidden vault lights and the bluestone panels at the rear of the building with concrete, and

Whereas, it was suggested to the applicant that if vault lights were not possible, perhaps diamond plate could be used, but the applicant did not seem receptive to that idea,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of this application for 678 Broadway.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

17. LPC #11 – 344 Bowery – NoHo Historic District Extension.

A Renaissance Revival style store & loft building designed by Frank Wennemer & built in 1892-93. Application is to install storefront infill.

Whereas, the applicant is attempting to recreate the style of storefronts which existed in the area, a wood and glass simple storefront with a spandrel and larger cornice, and

Whereas, the center panel would have one door rather than a double door, inset, with glass windows on either side, and

Whereas, the bulkheads would be paneled, and removable plants would be set in front of the bulkhead sections, and

Whereas, there would be a small (removable) planter hanging above the door with the name of the company on the front of the planter, and

Whereas, the color scheme would be grey with beige trim,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application for 344 Broadway.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

18. LPC #13 – 72 Spring St. aka 65-73 Crosby St. – SoHo Cast Iron Historic District.

A loft building designed by Charles I. Berg and built in 1907-08. Application is to install storefront infill.

Whereas, the proposal is to extend the bulkhead 21'3/4" and remove the roll-up gates, and

Whereas, the window and door pattern will consist of two small units surrounding one larger one, and the windows and door will have smaller panels above each one of them, and

Whereas, the new wood door and a 3'x 6' flag sign on the existing flagpole are both a shade of green,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the application for 72 Spring St., but has some concerns above the bright green color used for the door.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

19. LPC #14 – 598 Broadway aka 132 Crosby St. – SoHo Cast Iron Historic District.

A merchantile building designed by Robert Maynicke & built in 1897-1898. Application is to install a painted wall sign.

Whereas, the wall to be painted is behind and above the adjacent building with the painted “Hollister” sign, and the proposed sign will be only black and white, and

Whereas, the proposed sign is 39’ x 48’ in size, and

Whereas, the sign does not follow the normal sign regulations of being set back a distance from the building edge and the roof line,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial for the painted sign at 598 Broadway.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

20. LPC #15 – 22 Little West 12 St. – Gansvoort Market Historic District.

A neo-Georgian stable building designed by John M. Baker, and built in 1908-09. Application is to establish a Master Plan governing the installation of painted wall signs.

Whereas, the proposal for this Master Plan was accompanied by numerous examples of the kind of sign which would be permitted under this Master Plan, and

Whereas, the Master Plan would only apply to the wall shown in the design proposal, and

Whereas, by approval of this Master Plan, the applicant would not have to go through the whole LPC procedure each time the sign was changed; it could be handled at staff level,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this Master Plan for signs on 22 Little West 12 St.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3RD LANDMARKS MEETING

21 - 61 Grove Street, aka 76 Christopher Street – Greenwich Village H.D.

An apartment building designed by Franklin Baylies and built on 1890.

Application is to legalize installation of storefront infill in non-compliance with COFA 03-1720. (This is a re-hearing of a presentation presented us a week earlier, being a revised resolution.)

Whereas, there is historical material exposed, which is usually preferred; however, in this instance, it is historical material that was intended to be hidden; and

Whereas, the exposed bricks are not in the style of the rest of the building. That is, the bricks of the main facade of the apartment building are refined; on the other hand, these exposed bricks are rustic and multi-colored with thick mortar, unlike the finely-tooled butter joints found in the rest of the building's brickwork; and

Whereas, the other examples in the historic district of exposed brickwork around the storefront infill that were offered as mitigation by the applicant were refined bricks matching the rest of the façade's refined brickwork, not the rough bricks found in this application; now

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

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

22 - LPC Item:15 - 12 East 11th Street (5th/University)– Greenwich Village Historic District
An Italianate style rowhouse built in 1852.

Application is to construct a rear yard addition and install lot line windows

Whereas, it baffles us, considering the abundance of housing stock in the city, much of it modernist, why someone would buy a well preserved 1852 house in a well-known historic district, only to wreck it; and,

Whereas, it baffles us further why the Commission has been consistently permitting this wholesale destruction of historic rear facades. Let us hope this application will be an exception; and

Whereas, there is no precedent for lot-line windows within this context in the historic district; and

Whereas, an alarming amount of historic material, 80% of the rear façade according to the architect, will be destroyed, with not a single floor left unscathed; and

Whereas, the proposed of four window openings cast no reference to the existing pattern of three windows; and

Whereas, punched windows are typical in such town houses, both on the front and rear facades; this proposal removes that pattern, replacing the fenestration with a modern glass facade; and

Whereas, this proposal creates a front and a back of an historic building that have nothing in common with each other except inconsistency; and

Whereas, the proposal does not maintain the typography typical of a row-house rear yard; and

Whereas, the light shining out from this glass structure will be an affront to the surrounding rear yards; and

Whereas, the delineation of the floors is not forcefully shown; now

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

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

23 - LPC Item:16 - 406 6th Avenue (W8/W9) - Greenwich Village Historic District

A building originally built as a rowhouse in 1839, and altered in 1896 and 1902 with the addition of a sheet metal facade with Classical Revival style details.

Application is to install signage

Whereas, the standard set by the Commission for blade signs is a maximum area six sq.ft. This proposal is for one about 10-1/3rd sq.ft.; and

Whereas, the applicant stated that this length is necessary to present properly the company's well-known corporate logo; but

Whereas, we question the imperative of that argument, since there is a MacDonald's on the Champs des Elysses with Golden Arches a mere six-inches in height; and

Whereas, the sign is illuminated internally, a lighting technique not traditionally present in a building of this vintage; and

Whereas, there is a request for six gooseneck fixtures; but

Whereas, the area is already well lit; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application unless the blade sign be shortened to conform to the Commission's standard guidelines, that it not be internally illuminated, and that there be a reduction in the proposed gaggle of goosenecks.

Vote: Unanimous, with 40 Board members in favor.

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

September 26, 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 September 22, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

24 - LPC Item:17 - 703-707 Washington Street, aka 145 Perry Street - Greenwich Village H.D.
A two-story stucco building, used as a freight loading station since 1938.
Application is to demolish the building and construct four new buildings. Zoned C1-6A

Whereas, the elegant design of the proposed buildings evokes institutional buildings of the Village, like the Village Nursing Home, Greenwich House or P.S. 3, while sharing some features of the larger manufacturing buildings in the district; and

Whereas, the larger building anchors the corner nicely; and

Whereas, the design is sophisticated, clearly representing a new building and not simply mimicking an historical one. It is a modern, complementary re-interpretation of local historic buildings; now

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

Vote: Unanimous, with 40 Board members in favor.

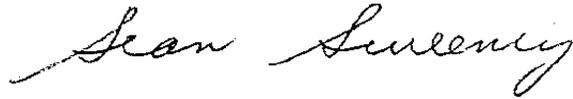
Please advise us of any decision or action taken in response to this resolution.

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