

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



Antony Wong, *Treasurer*
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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

October 11, 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 September 20, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1. Item #13 – 60 Grand St. – SoHo Cast Iron Historic District
A neo-Classical style store building designed by Cleverdon & Putzel & built in 1895-96. Application is to establish a Master Plan governing the future installation of painted wall signs.
2. Item 14 – 305 Canal St. – SoHo Cast Iron Historic District.
An Italianate style store & loft building constructed circa 1862. Application is to establish a Master Plan governing the future installation of painted wall sign.

Whereas both of these applications are for Master Plans for signage presented by the same applicant, representing the company that actually does the hand painting of signs, and the proposed Master Plan components were the same for both buildings, and

Whereas while the proposals for the Master Plans covered the subject well, there were a few points which were questioned:

The committee wondered whether the area of the signage proposed for the two buildings conformed to the limits permitted by ZR 42-533, that is six times the street frontage or 500 square feet, maximum.

The proposal for a maximum of 5 or more colors will produce a busy palette and the request for text and images to cover “less than” 50% of the surface area will yield a very busy sign which will detract from the building. We recommend no more than 35% coverage for text and images. No specific ratio of graphics to text was offered.

Although the sign proposed for Grand St. appears to be set back 5’ from the street wall, the sign on 305 Canal St. appears to be set back only 2’6” from the street wall. We recommend the Master Plan should specify at least 4’ from the street wall.

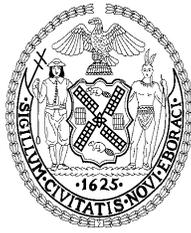
WHEREAS, where parts of ghost signs still exist, as in the example of the Coca-Cola sign on 60 Grand St., we recommend that they be given deference, and not be painted over. Although the current sign painter has indicated it will remain, a later sign painter, using this Master Plan, might obliterate the sign by painting over it to “clean up” the wall.

Whereas the diagram for 60 Grand St. seemed correct, the one for 305 Canal St. did not match the photo. The sign on the photo was larger and the proposed new window was not shown. Also the sign in the diagram seemed longer than the one on the photo. This should be clarified.

Therefore Be It Resolved CB#2 could recommend approval of the Master Plans for 60 Grand St. and 305 Canal St. if all of these suggestions and comments were taken into consideration.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 20, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

3. Item 15 -- 422 West Broadway – SoHo Cast Iron Historic District.

An Italianate style store building designed by John H. Whitenack & built in 1873-74. Application is to construct a rooftop addition.

Whereas the proposal is to construct a two-story addition on an existing five story building, plus elevator and stair bulkheads on the roof, and

Whereas the proposed addition for the first floor is set back 11'6" from the front wall and the penthouse is set back an additional 7'6", and

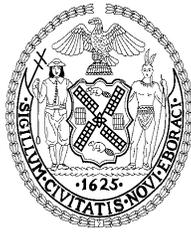
Whereas the stair bulkhead and the hydraulic elevator, which has its machine room in the cellar, extend 13'6" high, and the AC units on the roof will not be visible since they are hidden by the other additions, and

Whereas the proposal is to have a glass fence set back 6' behind the roof bulkhead, and to extend the fire escape to the roof, and also to replace and repair the building's side wall with matching bricks, and

Whereas, since most of the changes proposed for 422 West Broadway were fine, Community Board #2 suggests the plan be approved, but instead of the fire escape being extended to the roof, which would be very visible, a fire ladder be used instead, and also that the glass fence be pulled further back since sun glare on such a fence makes it very visible.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 20, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4. Item #17 - 52 West 8 St. – Greenwich Village Historic District.

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

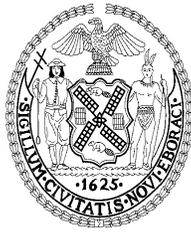
Whereas the Landmarks Preservation Commission's publication "The Certificate of Appropriateness Public Hearing: Information for Applicants" states that "Applicants are strongly encouraged to contact the Community Board to arrange for review of the proposal before the public hearing" and

Whereas the applicant failed to appear before the Community Board Committee, not did he contact us for a layover,

Therefore be it resolved Community Board #2 recommends denial of this application for 52 West 8 St., in the absence of this important step in the review process.

Vote: Unanimous, with 42 Board members in favor.

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Bo Riccobono, *First Vice Chair*
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One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 20, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5. Item 19 -- 33 Carmine St. – Greenwich Village Historic District Extension II
An Italianate style tenement building with commercial ground floor built c. 1859. Application is to install storefront infill, an awning, and lighting.

Whereas this is one of three small buildings with commercial spaces on the first floor, all of them altered over time, and

Whereas the current front roll-down gate will be removed, and

Whereas there will be a 2' high bulkhead under the store windows, with a 5" stone base, and the cast iron columns and cornice above the windows will remain, and

Whereas it is planned to have two pair of windows opening out to the street for this proposed restaurant and

Whereas the current 8" step at the entry will be removed, with the door inset 3'2" and a ramp installed, making it handicapped accessible, and

Whereas the proposal also includes a awning 4'9" wide from the façade of the building with three gooseneck lights above the awning, to be used at night when the awning is retracted, and also a light in front of the entry door and

Signage on the building will be on the flap of the awning plus letters on the transoms above the windows,

Therefore Be It Resolved Community Board #2 recommends approval of the proposals for 33 Carmine St. with the following suggestions - that the baseboard paneling have heavier molding more like most of this type paneling below windows, and that, if possible, the windows, instead of protruding from the building wall when opened, be replaced by windows operating on a center pivot for less protrusion into the sidewalk.

Vote: Unanimous, with 42 Board members in favor

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

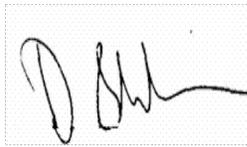
Sincerely,



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/gh

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