

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

[www.cb2manhattan.org](http://www.cb2manhattan.org)

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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., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 20, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

Proposed designation by the Landmarks Preservation Commission of 124 Bowery  
(aka 124 -126 Bowery, 230 Grand St.)

Whereas this building, the Bowery Bank of New York, certainly has the style and detail to qualify as a Landmark for New York City,

Therefore Be It Resolved Community Board #2 is pleased to support its designation as an individual landmark, but

Community Board #2 is very concerned that these applications come to us at the last minute and no one comes to present information on the design and appropriateness of the buildings proposed,

Therefore Community Board #2 requests that all such future applications have a presentation before the Community Board before the final designation by the Landmarks Commission.

Vote: Unanimous, with 42 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 20, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

430 West Broadway – SoHo Cast Iron Historic District Extension.  
A contemporary building designed by Arped Baksa & Associates & built in 1986.  
Application is to install storefront infill.

Whereas the proposal is to move the present store windows forward so that they are only 18” back from the building line, and

Whereas all four windows will be clear glass, with two sections at the center patterned glass to partially obscure the central staircase, and

Whereas this design unifies the look of the building,

Therefore Be It Resolved Community Board #2 recommends approval of this proposal for 430 West Broadway

Vote: Unanimous, with 42 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 20, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

382 West Broadway – SoHo Cast Iron Historic District Extension  
A one-story commercial building designed by Shapiro Lawn Associates & built in 1984. Application is to install a marquee and paint the façade.

Whereas the proposal is to repaint the façade of this building black, and

Whereas it is proposed to add a marquee to this rather modern building, the marquee occupying the center portion of the building only, and

Whereas the proposed marquee would be 23' long, extending out 4' from the front of the building at a slant, with signage (bronze letters and designs), along the steel flap of the marquee, and

Whereas the marquee would be hung from the façade of the building with chains, painted black to match the proposed black color of the façade, and

Whereas the lighting would be by small fixtures under the marquee, and

Whereas this proposal would add interest to this building,

Therefore Be It Resolved Community Board #2 recommends approval of this proposal for 382 West Broadway.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 20, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

726 Broadway – NoHo Historic District.

A neo-Classical style garage, factory & warehouse building built in 1917-19 designed by Wm. Steele & Sons Co. with a c. 1980 rooftop addition. Application is to establish a Master Plan governing the future installation of roof-top mechanical equipment.

Whereas this former industrial building which New York University plans to turn into classrooms and labs will need additional mechanical equipment and since it cannot be extended downward at the cellar level because it has subway lines on either end of the building it would like to put the equipment on the roof, and

Whereas the proposal is to add mechanical equipment on the roof, with setbacks from the Broadway façade of 20' and 25' and three setbacks on the Lafayette side with the building heights at the setbacks of 15' high, 25' high, and finally 40' high, with the overall height of the addition 40' high after the setbacks on each street, and

Whereas we were told the structure would be completely enclosed, but the photos seemed to show exhausts outside the enclosure and when questioned the applicant seemed to indicate that this was correct, the exhausts would have to be open to the air, and

Whereas the applicant brought nothing showing what the addition would look like, or the materials or colors, and the presentation was very inadequate. All we were shown were sketches or photos of the outline of the mock-up, and

Whereas the mock-up was very visible from several angles and views, and one of the criteria we were always told to consider was whether the addition was visible and that minimum visibility was required,

Therefore Be It Resolved Community Board #2 strongly recommends denial of this application for 726 Broadway.

Vote: Unanimous, with 42 Board members in favor.

David Gruber, *Chair*  
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Dear Chairman Tierney:

At its Full Board meeting on September 20, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

58-60 West 8 St. – Greenwich Village Historic District.

A Greek Revival style double apartment house built before 1854. Application is to replace shopfront.

Whereas this is an application for a new storefront for only 60 West 8 St., and

Whereas the proposal is for metal framing surrounding a wooden and glass storefront, with a 1'6" high bulkhead under the windows, a 2" concrete curb at the base of the storefront, and a metal signboard with two shaded lights, with 9" high painted letters on the sign, and

Whereas the pillars on either end of the storefront are currently planned for metal finish, but it was suggested that they might be more attractive if they had brownstone cladding, which the applicant said he would consider, and

Whereas the storefront, light coverings, etc. would be painted black,

Therefore Be It Resolved Community Board #2 feels this storefront is appropriate and recommends approval of this proposal for 58-60 West 8 St.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on September 20, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

125 Christopher St. – Greenwich Village Historic District.

An apartment building designed by H.I. Feldman & built in 1944. Application is to construct a barrier-free access ramp.

Whereas the application is to construct a 6” high ramp to the building entrance for a tenant who is handicapped, and

Whereas this is a busy corner with lots of foot traffic and the ramp would be an intrusion on this busy street that is already narrowed by two trees at the curb, and

Whereas since the difference in height between the sidewalk and the lobby is only 6”, it was felt another solution could be found to accommodate any handicapped tenants or visitors to the building,

Therefore Be It Resolved Community Board #2 recommends this application be denied for 125 Christopher St.

Vote: Unanimous, with 42 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on September 20, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

Item 9 – 307-309 Mott St. – NoHo East Historic District.

A pair of Italianate style tenement buildings, built c. 1867-68. Application is to legalize alterations to façade while a permit is pending, legalize the installation of entrances without LPC permits, & to install light fixtures & new windows.

Whereas the applicant changed and replaced the entrance doors without LPC permits, and

Whereas the applicant also removed the stucco on the facade of the building exposing the brick façade on the first floor while permits from LPC were still pending, and

Whereas globe light fixtures were installed above the two entry doors without LPC approval and

Whereas new security cameras were installed, with very visible wiring channels, and

Whereas, visible in the photos, is graffiti on the side of the building visible from the street because of an open area next to the building, and

Whereas, at our meeting, no mention was made of any changes in the windows, nor were any changes noted between the existing and proposed windows on their drawings, and

Whereas, although the changes to the façade and entrances are somewhat of an improvement over what had been there previously, they are minimal,

Therefore Be It Resolved CB#2 reluctantly recommends approval of these changes to 307-309 Mott St. provided other more appropriate light fixtures are installed, the security camera wire channels are made less visible, and the graffiti on the side of the building is removed or painted over.

Vote: Unanimous, with 42 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 September 20, 2012, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution that was voted on at the August Executive Committee meeting:

Item 10. 227 Waverly Pl. aka 184 7<sup>th</sup> Ave. South – Greenwich Village Historic District.  
An apartment house designed by Lafayette A. Goldstone & built in 1908. Application is to install storefront infill & replace a fence.

Whereas currently the two basement stores are accessed from steps from the sidewalk, with one of the stores actually having its entrance from one of the steps, which is awkward and could be a hazard, and

Whereas the cast iron storefronts will be replaced with aluminum storefronts rather than the wood which is more common, and wood detailed windows and door frames, and

Whereas the steps will be concrete with painted handrails, and

Whereas the two small fences at the rear of the building where it joins 7 Ave. So. are an improvement over the existing two small fences

Whereas this proposal will require demolition of some of the original historic materials from the front of this building at the cellar level,

Therefore Be It Resolved that, although CB#2 regrets the loss of any original material from buildings in a Historic District, we still recommend approval of this application for 227 Waverly Pl.

Vote: Unanimous, with 42 Board members in favor.

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

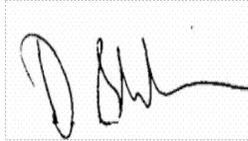
Sincerely,



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