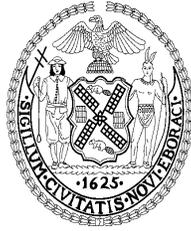


David Gruber, *Chair*  
Bo Riccobono, *First Vice Chair*  
Jo Hamilton, *Second Vice Chair*  
Bob Gormley, *District Manager*



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)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village Little Italy SoHo NoHo Hudson Square Chinatown Gansevoort Market

December 26, 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 December 20, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

### 1<sup>ST</sup> LANDMARKS MEETING (OCTOBER)

**LPC Item: 123 Washington Place (6<sup>th</sup>/Grove)** - Greenwich Village Historic District  
Application is to construct a rear-yard addition, alter a dormer window, and excavate the rear yard.

**Whereas**, the dormer alteration and the introduction of copper there is acceptable; but

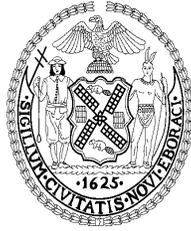
**Whereas**, several neighbors either attended the meeting or sent emails objecting to the excavation work in the rear yard, fearing for the stability and integrity of their buildings; but

**Whereas**, the applicant stated that most of the excavation work will not directly abut the neighbors' foundation – except at the neighbor's back house in the rear – because there will be a buttress of soil on the sides, a technique that we recommend for the back house as well; now

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

Vote: Passed, with 36 Board members in favor, and 1 recusal (R. Sanz)

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*

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December 21, 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 December 20, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

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

**1 - LPC Item: 38 Greene Street, aka 90-94 Grand Street** – SoHo Cast-Iron Historic District.  
Application is to paint the facade

**Whereas**, the proposal to paint the brickwork and limestone in order to waterproof it was met with astonishment and incredulity.

First, this masonry has never been painted in its 145 years. Nor are there other buildings in the district whose masonry was permitted to be painted. Why start now?;

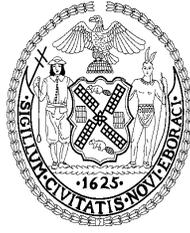
Second, once painted, it will always need painting;

Third, yes, painting will waterproof it. However, that is not good for the bricks. Bricks need to breathe. Painting will lock in the water. The bricks will not be able to breathe and eventually this can lead to spalling. So painting is not the solution; rather, it could exacerbate deterioration of the masonry; now

**Therefore, be it resolved** that CB#2, Man. recommends denial of this application and recommends that the applicant explore other options.

Vote: Unanimous, with 37 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*

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Greenwich Village Little Italy SoHo NoHo Hudson Square Chinatown Gansevoort Market

December 26, 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 December 20, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**2 - LPC Item: 107 Greenwich Avenue** (Jane/W12) – Greenwich Village Historic District  
Application is to alter the rear façade, excavate the cellar, construct a rear-yard addition, and to construct a rooftop bulkhead.

**Whereas**, the bulkhead is only minimally visible; and

**Whereas**, the excavation at the basement level shouldn't cause any harm; and

**Whereas**, regarding the rear façade, the architecture is appropriate in terms of the massing and the openings; but

**Whereas**, we do not wish to encourage historically incongruous windows. Since the façade is being substantially reworked, now is a great time to restore the fenestration to a more appropriate style: not single pane tilt windows as proposed, but a traditional divided window that better suits a building of this age; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of this application with the exception of the single-pane windows, desiring a traditional, divided, double-hung window instead.

Vote: Unanimous, with 37 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*

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Greenwich Village Little Italy SoHo NoHo Hudson Square Chinatown Gansevoort Market

December 26, 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 December 20, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**3 - LPC Item: 12 MacDougal Alley** – Greenwich Village Historic District

Application is to increase the height of the parapet and install a railing and rooftop mechanical equipment.

**Whereas**, there is really no place else on the roof to place the AC unit, which will be almost completely hidden by the proposed parapet and railing; and

**Whereas**, the proposed parapet wall will employ materials, style and massing that will not significantly detract from the building; and

**Whereas**, the proposed railing is an improvement from what exists; now

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

Vote: Unanimous, with 37 Board members in favor.

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

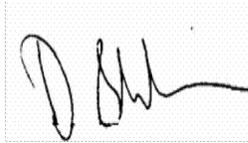
Sincerely,



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. 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