

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



Antony Wong, *Treasurer*
Susan Kent, *Secretary*
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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

April 2, 2014

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 March 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1 - LPC Item:8 - 16 West 12th Street (5th/6th) -Greenwich Village Historic District

A townhouse built in 1845-46 and altered in the early 20th century.

Application is to alter the roof, rear facade and rear extension, and excavate the rear yard. Zoned R6

Whereas, about a dozen neighbors attended to express concern that the project could damage their buildings or mar the historic district; and

Whereas, the rooftop additions will not be visible from the street; and

Whereas, the rooftop work will have no negative impact on the historic district; and

Whereas, although the rear facade work will not destroy historic material and the proposed brickwork is an improvement over the existing stucco, the proposed windows further remove the fenestration from an historical style.

Instead, we prefer windows divided with smaller lights and with wooden frames; and

Whereas, the destruction of the tree and the proposed pavers on the rear yard sacrifice green garden space for what essentially will resemble patio space, a troubling proposal, not only aesthetically, but also environmentally; but

Whereas, since the basement excavation proposed would undoubtedly damage the adjacent buildings to some degree, we feel it better to respect these historic buildings, sacrificing some of the desired width of the new basement by simply pulling the excavation away from the party wall a couple of feet; now

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

- the rooftop work;
- the rear facade work - but with more traditional windows having divided lights and wooden frames;
- and the basement excavation - but not excavation as far as the party wall of the adjacent historic buildings, lest there be the inevitable damage a full excavation will cause; and
- denial of the pavers in the rear yard, suggesting instead some earth and sedum-like plantings to maintain a garden appearance and not a suburban patio.

Vote: Unanimous, with 40 Board members in favor.

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NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on March 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

2 - LPC Item:9 - 97 Bleecker Street -South Village Historic District

A building built in 1851-54 and altered in the Arts and Crafts style by Charles E. Miller in 1923.
Application is to install storefront infill.

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 did not contact the Community Board or appear before the Landmarks Committee to present this application; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on March 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

3 - LPC Item:2 - 142 Mercer Street (n.e. Prince) - SoHo Cast-Iron Historic District

A store and loft building with Corinthianesque details built in 1881-82.

Application is to legalize the installation of signage and menu box without LPC permit(s).

Whereas, the signage and menu box are discreet, and the intensity of the light-box bulb is a mere 10W; and

Whereas, the restaurant is in the basement of what had been a speakeasy during Prohibition, and this signage is evocative of that era, while not detracting from the building or the district; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application, but it should not be used as a precedent for other internally-lit sign boxes in the district.

Vote: Unanimous, with 40 Board members in favor.

4 - LPC Item:3 - 109 Crosby Street

Withdrawn

David Gruber, *Chair*
Bo Riccobono, *First Vice Chair*
Jo Hamilton, *Second Vice Chair*
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Dear Chairman Tierney:

At its Full Board meeting on March 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

5- LPC Item:4 - 19 West 8th Street - Greenwich Village Historic District

A Greek Revival style townhouse built in 1845-46, and altered in the early 20th century.

Application is to modify windows installed without Landmarks Preservation Commission permit(s).

Whereas, the proposal is an improvement over existing conditions; but

Whereas, the window air conditioners are haphazardly placed. It would be nice if, as part of this application, the applicant could have the tenants arrange the AC window units more symmetrically; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application, but suggest the existing window air conditioners be more symmetrically arranged to provide greater unity to the facade.

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on March 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

6- LPC Item:5 - 33-36 Washington Square West (Washington Pl) - Greenwich Village H.D.
A neo-Federal style apartment hotel designed by C.F. Winkelman and built in 1929.
Application is to replace windows.

Whereas, the application, commendably, restores and/or replaces windows sorely in need of attention; now

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

Vote: Unanimous, with 40 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on March 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

7 - LPC Item:6 - 304 Bleecker Street -Greenwich Village Historic District

A dwelling originally built in 1829, converted to commercial use, with a fourth floor added in the early 20th century.

Application is to replace windows.

Whereas, this restoration to a Federal-era context will greatly enhance the building and the district; now

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

Vote: Unanimous, with 40 Board members in favor.

8 - LPC Item:7 - 35 West 8th Street

Laid Over

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NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on March 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

9 - LPC Item:8 - 75 Greenwich Avenue, aka 73-77 Greenwich Avenue and 201-205 West 11th Street - Greenwich Village Historic District
An apartment building designed by George F. Pelham and built in 1924.
Application is to install storefront infill, signage, lighting and awnings.

Whereas, at the time of designation, there were none of these bi-fold, “French” doors in the Greenwich Village Historic District.

A few snuck in during the early 1970s, which applicants have now been spuriously using as examples of “historical precedent”, as more bars and restaurants want to “open up” the interior of their establishments to the streetscape in order to drum up business.

However, destroying more historical configurations to introduce an ersatz Continental flavor is not the purpose of landmarking buildings; and

Whereas, doors in a building of this type should be of a size to accommodate the passage of a human. The proposed portals are simply too much, with their expanse being more appropriate for a garage; and

Whereas, the proposed fixed awnings will look odd with its cut-out required for the drop ladder of the fire escape to function properly.

More historical retractable awnings would not only be more authentic, but also obviate the need for a cutout in the awning; and

Whereas, the smaller second awning is unnecessary; and

Whereas, two lights are not needed over the second smaller awning; now

Therefore, be it resolved that CB#2, Man. recommends:

- denial of the French doors, an arriviste style completely incongruous to this building and the district;
- denial of the second smaller awning;
- approval of only one light above the secondary exit; and, further,
- requests a retractable awning instead of the proposed fixed awning

Vote: Unanimous, with CB#2, Man. Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on March 20, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

10 - LPC Item:9 - 197 Bleecker Street (MacDougal/6th) - South Village Historic District
A building built in 1851-54 and altered in the Arts and Crafts style by Charles E. Miller in 1923.
Application is to install storefront infill.

Whereas, this is the first application in the new South Village Historic District.

Unfortunately, the proposed storefront could be plopped anywhere - in a mall or in midtown, for example.

Thus great care must be exercised lest this generic design, which does not respect the architecture of the building or the district, set a bad precedent; and

Whereas, moving the elements of the facade to be plumb with the street wall is antithetical to the spirit of designation; and

Whereas, the minimal bulkhead maximizes the glazing, another inappropriate element; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application which does not respect the architecture of the newly designated historic district.

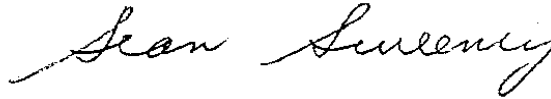
Vote: Unanimous, with 40 Board members in favor.

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

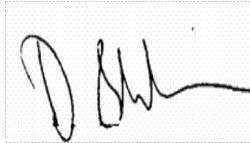
Sincerely,



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. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Manhattan Director, CAU
Jenny Fernandez, Director of Government & Community Relations,
Landmarks Preservation Commission