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COMMUNITY BOARD NO. 2, MANHATTAN

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Greenwich Village Little Italy SoHo NoHo Hudson Square Chinatown Gansevoort Market

June 13, 2013

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 May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

1ST LANDMARKS MEETING

1 - - LPC Item:14 - 327 Bleecker Street, aka 88 Christopher Street-Greenwich Village H.D.

A building originally constructed as two-story house in 1832-33, and altered in the 19th and 20th century.

Application is to disassemble and deconstruct the building to address hazardous emergency conditions.
Zoned C1-6

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 39 Board members in favor.

David Gruber, *Chair*
Bo Riccobono, *First Vice Chair*
Jo Hamilton, *Second Vice Chair*
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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 May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2 - LPC Item:15 - 337-339 West Broadway, aka 54-58 Grand Street –SoHo Cast-Iron H.D.
A store building designed by Peter V. Outcault and built in 1885-1886. Application to replace rooftop HVAC equipment and paint the facades.

WITHDRAWN

3 - LPC Item: b16 - 155 Mercer Street (Prince/Houston) -SoHo-Cast Iron Historic District
A fireman's hall building designed by Field & Correja and built in 1854.
Application is to install new storefront infill and relocate a flagpole.

Whereas, the overall restoration is highly commendable; and

Whereas, the storefront, even with such a comparatively low bulkhead, makes sense because it evokes the historical open entrance; and

Whereas, a flagpole and flag are part of the application. However, we have great reluctance believing the applicant's claim that the proposed "flag", said to evoke the old firehouse's American flag, might not be used for commercial signage instead.

What retailer would not want to put a large banner announcing the store? However, such a large commercial banner would detract from the building.

Since it is ludicrous for the applicant to express uncertainty regarding how the banner will be used, it should be regulated the same as any other commercial banner or blade sign. That is, a dimension no greater than 2'x3', unless a permit for a larger banner is approved; and

Whereas, since the applicant is leveraging a 74-711 for this restoration, we request a complete restoration. That is, a replica of the original statue of the fireman that had crowned the building be restored.

The original wooden stature was salvaged and is now on permanent display at the New York Historical Society. This shows the importance of the statue in the building's identity as a fireman's hall. The building would be incomplete without it; and

Whereas, we have an 1856 print of the original firehouse with a tree to the side. Since this sidewalk is hollow, it can support the planting of this historical element as part of the restoration; and

Whereas, in no way should approval of this landmarks portion of the 74-711 be construed to mean approval of the zoning portion; now

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

Further, be it resolved that CB#2, Man. notes the applicant chose to omit the most unique, charming and historical element: the statue of the fireman, which is on permanent display at the New York Historical Society. We recommend that a new statue be fabricated and installed at the top of the building, if this is to be a complete restoration worthy of a 74-711 approval.

Further, be it resolved that, if a flagpole and flag are approved for the firehouse, it must be a historical flag, Old Glory, and not an advertising banner for a retailer. If the retailer wishes a large commercial banner, a permit must be obtained; and

Further, be it resolved that CB#2, Man. recommends planting a tree in the concrete sidewalk, adding a mid-19th century elegance to the streetscape, since an 1854 lithograph shows a tree there to the side.

Vote: Unanimous, with 39 Board members in favor.

David Gruber, *Chair*
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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 May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

4 - LPC Item:17 - 155 Mercer Street (Prince/Houston) -SoHo-Cast Iron Historic District

A fireman's hall building designed by Field & Correja and built in 1854.

Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution. Zoned M1-5A

Whereas, it is refreshing to see an applicant undertake such a significant and magnificent restoration as part of a 74-711 process; now

Therefore, be it resolved that CB#2, Man. recommends that LPC issue a report to CPC relating to a Modification of Use.

Vote: Unanimous, with 39 Board members in favor.

David Gruber, *Chair*
Bo Riccobono, *First Vice Chair*
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One Centre St., 9th Floor North
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Dear Chairman Tierney:

At its Full Board meeting on May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

5 - LPC Item:18 - 24 Bleecker Street, aka 309-311 Elizabeth Street-NoHo East H.D.

A Colonial Revival style school and rectory building designed by Silvio AMinoli and built c. 1926-27. Application is to install door, a canopy, marquee, and flagpoles and banner.

Whereas, a marquee is characteristic of theater use and this one fits in; and

Whereas, the lighting along Bleecker Street adds to the building and the district; and

Whereas, the back-lit signboard is appropriate; but

Whereas, the proposed electronic signboard is a bit busy. A signboard more in keeping with the style of the building and the period would be better; and

Whereas, regarding the side façade, a member of the public stated that block of Elizabeth Street is desolate and needs lights; and

Whereas, the proposed style of lighting is preferable to what was approved; but

Whereas, the canopy is the wrong style for this building and obscures a lovely and important entrance element; now

Therefore, be it resolved that CB#2, Man. recommends approval of the marquee, and lighting, and a non-electronic signboard, but

Further, be it resolved, that CB#2, Man. recommends a more appropriate canopy on the side, if, in fact, one is needed at all.

Vote: Unanimous, with 39 Board members in favor.

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Bo Riccobono, *First Vice Chair*
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Dear Chairman Tierney:

At its Full Board meeting on May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

6 - LPC Item: 19 - 718 Broadway - NoHo Historic District

A neo-Classical style store and loft building designed by Thomas Graham and built in 1906-1908. Application is to install storefront and illuminated signage

Whereas, we were slightly confused on what we were presented and what the proposal is. We assume it is board #A001.00, which we prefer to the other one we saw, as it is less mall-like; and

Whereas, we object to the recessed entranceway, because it is non-historical and non-contextual; but

Whereas, the lighting, the sign above the transom, the stone band covering the steel beam, and the cast-stone of the ground floor to simulate limestone are an improvement; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application with the exception of the non-historical and non-contextual recessed entranceway.

Vote: Unanimous, with 39 Board members in favor.

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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

7 - LPC Item: 14 East 11th Street-Greenwich Village Historic District

A Greek Revival style house built in 1839. Application is to construct rooftop and rear yard additions.
Zoned R7-2

Whereas, the addition is not visible; and

Whereas, we applaud the applicant's restraint in pulling back the extension just a foot; but

Whereas, there are six levels to the building and five different window configurations. This is too busy and we would like more simplicity; and

Whereas, this destroys all the historic fabric except the fourth floor; now

Therefore, be it resolved that CB#2, Man. recommends approval of the rooftop addition but denial of the rear-yard addition.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

8 - LPC Item:21 - 63 8th Avenue-Greenwich Village Historic District

A service station built in 1976.

Application is to replace signage and legalize the installation of storefront infill without Landmarks Preservation Commission permit(s). Zoned C 1-6

Whereas, the new design is simple and restrained; now

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

Vote: Unanimous, with 39 Board members in favor.

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Dear Chairman Tierney:

At its Full Board meeting on May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

9 – LPC Item:22 - 22 East 14th Street-Bauman Brothers Furniture Store -Individual Landmark

A store and loft building, designed by David and John Jardine and built in 1880-81, combining elements of the neo-Classical, neo-Grec and Queen Anne styles.

Application is to establish a Master Plan governing the future installation of storefront infill, and to install flagpoles and banners, a canopy and signage.

Whereas, the restoration of the storefront is tasteful, with the modern façade referencing the historical façade. The lighting is not intrusive; but

Whereas, the nice restoration makes the canopy more inappropriate; and

Whereas, two flagpoles on the building are too much; and

Whereas, the aluminum should be as authentic as possible in its replication of the original cast-iron detail; now

Therefore, be it resolved that CB#2, Man. recommends approval most of this application, but recommends denial of two flagpoles and the canopy.

Vote: Unanimous, with 39 Board members in favor.

David Gruber, *Chair*
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New York, New York 10007

Dear Chairman Tierney:

At its Full Board meeting on May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

2ND LANDMARKS MEETING

10 - LPC Item:9 - 337-339 West Broadway, aka 54-58 Grand Street-SoHo-Cast Iron Historic District
A store building designed by Peter V. Outcault and built in 1885-1886.
Application to paint facades and legalize the installation of rooftop HVAC equipment and illuminated signage without Landmarks Preservation Commission permits.

Whereas, these buildings are currently a hodge-podge and need a Master Plan; and

Whereas, if LPC had issued a permit for the prior HVAC installation, then we approve this proposal. However, if there were never any permits from LPC, then we would suggest a better solution: namely, in the rear yard; and

Whereas, the prohibition against illuminated signs closer than 18 inches to the front window is a good rule we'd like to see maintained; and

Whereas, there are too many colors proposed. Simply one tone of gray would be more elegant and more in keeping in harmony with the historic district and with the examples presented by the applicant; now

Therefore, be it resolved that CB#2, Man. recommends legalization of the existing HVAC if the prior HVAC was permitted; otherwise the system should be moved into the rear yard, out of sight entirely; and

Further, be it resolved that CB#2, Man. recommends a simple, single shade of gray, instead of the three colors presented and recommends denial of legalization of the interior signage; and

Further, be it resolved that CB#2, Man. recommends LPC consider a Master Plan for these prominent corner buildings.

Vote: Unanimous, with 39 Board members in favor.

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



Antony Wong, *Treasurer*
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Dear Chairman Tierney:

At its Full Board meeting on May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

11 - LPC Item:10 - 459 Broadway(s.w. Grand) - SoHo-Cast Iron Historic District
A store and loft building built in 1861. Application is to modify the existing fire escape.

Whereas, we regret the trouble the applicant has to go through to obtain a C of O, as well as the unsightly affect this will have on the building; but

Whereas, the applicant succeeded in making the counter-weight ladder as harmonious as possible; now

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

Vote: Unanimous, with 39 Board members in favor.

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 May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

12 - LPC Item:11 - 110 Prince Street (s.w. Greene) - SoHo-Cast Iron Historic District

A one-story commercial building designed by John Truso and built in 1994.

Application is to permanently retain rooftop artwork installed pursuant to Certificate of No Effect 12-3782 as a temporary installation

Whereas, paper tubing is unprecedented and incompatible in style and materials with the Post-Modern building on which it is placed, as well as with the historic district; and

Whereas, when the structure first appeared on the roof a year ago, a call to LPC staff regarding the appropriateness of the object revealed that it was approved as a temporary installation. Fine. That seemed to placate people who questioned the appropriateness of this odd rooftop addition. Now we learn the applicant wants to make it permanent; and

Whereas, although the applicant refers to it as “art” and referenced SoHo’s art heritage as reason to approve it permanently, there is absolutely nothing to indicate that the designer, Shigeru Ban, is actually a working artist. In fact, he proclaims himself and is recognized as an architect. So, to us, this is architecture, not fine art, and should be treated as architecture; and

Whereas, the very first sentence in Mr. Ban’s Wikipedia entry has this to say: he is “most famous for his innovative work with paper, particularly recycled cardboard paper tubes used to quickly and efficiently house disaster victims.”

So although Mr. Ban’s work may be appropriate in Breezy Point or the Jersey Shore to house the unfortunate victims of Hurricane Sandy, it is not appropriate for the Cast-Iron District; and

Whereas, an internet search offered numerous statements that confirmed our initial suspicion that this structure was not installed for the sake of “art”, but rather to brand and promote Camper Shoes, a retail business.

For example, here are some quotes taken from reviews of the grand opening of the installation in May, 2012:

“the latest and greatest retail attraction is a building made of paper”

“this is ‘the celebration of a brand’”

“the building {acts} like a covered bazaar.”

Sorry, but we do not want to encourage a “covered bazaar” branding a business in the historic district; and

Whereas, the architect himself had this to say about his experience: “This was not an easy project,” said Ban, who was challenged by the single-story building’s landmark designation. “There were so many restrictions—unnecessary restrictions”. Indeed.

Finally, one review stated, “asked why he created a peaked roof amidst the square blocks of SoHo, Ban said when he saw the little one-story building, he thought ‘it looked lonely’”; and

Whereas, this structure competes with and detracts from the world-renowned trompe l’oeil mural abutting it, created by a truly famous international artist, Richard Haas; and

Whereas, claims by the applicant that the roof structure is a major tourist draw in SoHo were met with skepticism, if not outright disbelief; now

Therefore, be it resolved that CB#2, Man. strongly recommends that the extension granted this architectural element to remain NOT be extended, and that no consideration be given to its remaining permanently, because it detracts from the building, the district and the renowned Richard Haas mural adjacent to it.

And, further, if the applicant continues to insist that it is an art piece and not a marketing gimmick, then it’s time to rotate the exhibition.

Vote: Unanimous, with 39 Board members in favor.

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



Antony Wong, *Treasurer*
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Dear Chairman Tierney:

At its Full Board meeting on May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

13 - LPC Item:12 - 85 Mercer Street (Spring/Broome)-SoHo-Cast Iron Historic District
A neo-Grec/Italianate style store building designed by Robert Mook and built in 1872-73.
Application is to demolish an existing rooftop addition and construct a new rooftop addition.
Zoned M1-5A

Whereas, the proposed lot-line window is highly visible from the street and untenable in its size, shape, style and placement. If a window is needed, it should be moved to make architectural sense and be reduced in size and should relate to the type and style of the existing windows; and

Whereas, the penthouse is only marginally visible; now

Therefore, be it resolved that CB#2, Man. recommends approval of the rooftop addition, but requests the window be in scale with the existing windows, and be moved to create better architectural sense.

Vote: Unanimous, with 39 Board members in favor.

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

At its Full Board meeting on May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

14 - LPC Item:13 - 321 Canal Street (Mercer/Greene)-SoHo-Cast Iron Historic District

A Federal style rowhouse built in 1821 and altered in the mid 19th century to accommodate a commercial ground floor.

Application is to disassemble and deconstruct the building to address hazardous emergency conditions.
Zoned M1-5B

Whereas, we commend the preserving and re-use of the existing bricks; and

Whereas, the proposed work will greatly help this dilapidated building and contribute to the historic district; now

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

Vote: Unanimous, with 39 Board members in favor.

David Gruber, *Chair*
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Dear Chairman Tierney:

At its Full Board meeting on May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

15 - LPC Item:14 - 323 Canal Street (Mercer/Greene)-SoHo-Cast Iron Historic District

A Federal style rowhouse built in 1821 and altered in the mid 19th century to accommodate a commercial ground floor. Application is to disassemble and deconstruct the building to address hazardous emergency conditions. Zoned M1-5B

Whereas, we commend the preserving and re-use of the existing bricks; and

Whereas, the proposed work will greatly help this decaying but significant building and contribute to the historic district; now

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

Vote: Unanimous, with 39 Board members in favor.

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 May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

16 - LPC Item:15 - 8 Jane Street-Greenwich Village Historic District

A Greek Revival style rowhouse built in 1843.

Application to modify the placement and number of flues previously approved pursuant to Certificate of Appropriateness 12-5331

Whereas, the proposal will introduce an additional two flues, is closer to the public view from the street and it is taller; but

Whereas, on the other hand, these changes will not significantly detract from the historic district; now

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

Vote: Unanimous, with 39 Board members in favor.

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June 13, 2013

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 May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

17 - LPC Item:16 - 64 Perry Street (W4/Bleecker) - Greenwich Village Historic District
An Italianate style rowhouse design by Robert Mook and built in 1866. Application is to construct rooftop and rear yard additions, and excavate the cellar and rear yard. Zoned R6

Whereas, neighbors on the block appeared and expressed displeasure and opposition to this application; and

Whereas, the applicant bought an historical building in an historical district and totally gutted and expanded it in every direction legally permissible; and

Whereas, to a two-story addition, the applicant then wants to add a pergola; and

Whereas, the proposal seeks to destroy the back wall and most of its original fabric; and

Whereas, it is an intrusion into the doughnut; and

Whereas, the cellar work will undoubtedly cause some damage to adjacent buildings, no matter what care is taken; and

Whereas, the cellar extension turns a good portion of the garden into a sterile patio; and

Whereas, the interior demolition destroyed historical material; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application because it is a gross example of lack of respect for the Greenwich Village Historic District.

Vote: Unanimous, with 39 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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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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 May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

18 - LPC Item:17 - 112-114 Perry Street - Greenwich Village Historic District
An apartment house built in 1890-91.
Application is to install a canopy, light fixtures, and railings

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 39 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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June 13, 2013

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 May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

19 - LPC Item:18 - 767 Washington Street, aka 366 West 12th Street-Greenwich Village H.D.
A Federal style house built in 1842. Application is to reconstruct the façade.

Whereas, it would be nice if the applicant provided additional photos taken at the time of designation; and

Whereas, there was some disagreement within the committee regarding whether to permit the replacement of the original and historically accurate “blind” brick window with glazing. After much discussion the majority of the committee steered to wanting the “blind” window retained; and

Whereas, we find it a bit odd that only the upper floors of this 175-year old building are in need for reconstruction, and encourage LPC to verify that there is absolutely no compromised condition on the ground floor; and

Whereas, the Juliet balcony should not be allowed, since it is so incompatible with the building and the district; now

Therefore, be it resolved that CB#2, Man. recommends that the “blind” window on the side be retained; that the Juliet balcony be denied; and that LPC verify whether the ground floor is also not in need of reconstruction; and, if so, require that the reconstruction be done all at once.

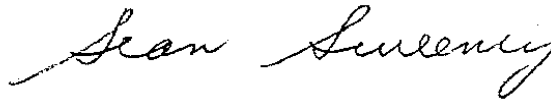
Vote: Unanimous, with 39 Board members in favor.

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

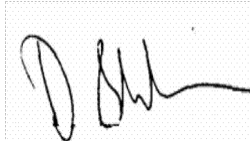
Sincerely,



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. 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