

Valerie De La Rosa, *Chair*  
Eugene Yoo, *First Vice Chair*  
Donna Raftery, *Second Vice Chair*



Antony Wong, *Treasurer*  
Emma Smith, *Secretary*  
Mark Diller, *District Manager*  
Brian Pape, *Assistant Secretary*

## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

July 25, 2025

Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on July 24, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

**1.\*42 Jane St.– (Greenwich Village Historic District) – Application is to install a small stoop gate at the front entrance.**

#### **Whereas:**

- A. The applicant made the usual representation for the need for a gate for security and cleanliness; and
- B. The self-closing gate is patterned on the existing areaway fence and is similar to many gates approved by the Landmarks Commission in the district; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the self-closing gate of historic design.

Vote: Unanimous, with 37 Board members in favor.

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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on July 24, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. \*14 Leroy St. (Greenwich Village Historic District extension II) – Application is to modify the rear first floor windows.**

**Whereas:**

- A. The full wall basement floor multipaned windows are similar to those previously approved by the Commission for a row house rear basement; and
- B. An empty lot immediately behind the property affords a clear view of the rear from one block away; and.
- C. There is a solid 6' fence at the back of the property that obscures the lower part of the proposed windows leaving the top row of panes visible; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the full width multipaned rear windows at the basement level.

Vote: Unanimous, with 37 Board members in favor.

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

Dear Chair Carroll:

At its Full Board meeting on July 24, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. \*104 Greenwich Ave. – (Greenwich Village Historic District) – Application is to restore the front facade, install an areaway, and construct a rooftop penthouse addition.**

**Whereas:**

A. The proposed studio window configuration at the top floor is in wood and is not markedly different from the existing window; and

B. The areaway is to be reconstructed in a historic configuration with standard height windows similar to what would have been original to the building and enhance the historic character of the building; and

C. The 8’8” high penthouse is boldly visible from numerous vantage points in a public thoroughfare and its design unacceptably fills the space between the two existing chimneys into a brick wall that, together with the exposed west wall, present a large blank wall that compromises the historic integrity of the row house and the streetscape; and

D. The suggestion by the applicant to move the west wall of the penthouse away from the side wall of the building would not diminish the unacceptable visibility of the addition; and

E. Guidelines for rooftop additions in the Greenwich Village historic districts require that any rooftop addition be “minimally visible from any public thoroughfare” and this design far exceeds that norm and with the height of the building and its location beside a building that is one- and one-half stories lower and on a wide avenue, any rooftop addition would exceed the minimal visibility standard.

**Therefore be it resolved that CB2, Man. recommends:**

- A. **Approval** of the top floor studio window modification; and
- B. **Approval** of the historic reconstruction of the areaway; and
- C. **Denial** of the boldly visible rooftop addition or of any structure on the roof, apart from required stair bulkhead and mechanical equipment.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on July 24, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. \*24 W. 10th St. – (Greenwich Village Historic District) – Application for window boxes on the front facade, replacement of fifth floor front windows, and modifications to a previously approved rooftop addition.**

**Whereas:**

- A. There is an existing approval for a number of modifications to the building and a rooftop addition, and the application seeks approval for additional items and modifications to the approved rooftop addition; and
- B. Window Boxes are to be installed on the third and fourth floor front facade and the drawing appears to be of a design that is harmonious to the building; and
- C. The fifth-floor windows are to be replaced with similar windows and will not appear different from the existing windows; and
- D. The rooftop addition is to be raised from 8' 2" to 11' 6", otherwise maintaining the approved design, with metal pergolas in front and rear and was represented by the applicant as not being visible from any public thoroughfare; and
- E. The verdant trees on 10<sup>th</sup> Street preclude a clear view of the roof and any the represented non-visibility of the rooftop addition and the pergola would necessarily require being verified by viewing the street from the roof; now

**Therefore be it resolved that CB2, Man. recommends:**

A. **Approval** of the window boxes provided that that the design of the boxes as suitable to the building is verified by Commission staff; and

B. **Approval** of the replacement of the fifth-floor windows with the same design; and

C. **Approval** of the rooftop addition and pergolas provided that Landmarks staff verify with a site visit that the additions are not visible from a public thoroughfare.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on July 24, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5.\*159 Bleecker St.- (South Village Historic District) – Application is to renovate the ground floor level existing commercial storefront and façade.**

**Whereas:**

A. The building is important to the history of the district having been the second site of Circle-in-the-Square, an important off-Broadway theatre company which occupied the theatre from 1960 until 1995; and

B. The marquee is the one remain historic artifact from the time of the theatre's occupancy by the company; and

C. The marquee is to be retained and clad in a banding of horizontal neon tubes giving the appearance of a striated strip of lighting around its three sides; and

D. The applicant represented that the neon will be treated with a black spray, a standard practice to dull and dim the light emitting from neon and that this will give a soft, glowing band appearance; and

E. While new neon signs are not permitted in the district, this design uses the neon to a soft glowing effect rather than the usual use of this material for bright text and images; and

F. The large central entrance bay, the theatre entrance, is to be fitted with a steel and glass system of doors, windows, and transoms that are suitable to the building and the side bays, originally signboard recesses and presently bricked in, will be opened and fitted with similar windows; and

G. The applicant agreed that the the central windows and doors would be fitted with glass that minimally obscures the view of the interior commercial office space and that the side windows will be clear glass; now

**Therefore be it resolved that CB2, Man. recommends:**

A. **Approval** of the cladding of the marquee with a band of lighting that recalls the use of the building as a historically important theatre provided that Commission staff ensures that the level of illumination is an unobtrusive glow; and

B. That the use of neon, extensively treated with dimming material, as a design element in the signband is not a precedent for use of neon in the district for new installations of the traditional sign design; and

C. Approval of the central infill in glass that minimally obscures the view of the interior and approval of the opening of the signboard recesses for similar windows in clear glass.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on July 24, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. \*210 W. 10th St. – (Greenwich Village Historic District) – Application is to construct new ground floor storefront opening and storefront.**

**Whereas:**

- A. The block of West 10<sup>th</sup> Street between West 4<sup>th</sup> Street and Bleecker Street is a primarily residential block with flat buildings and row houses and with few stores, primarily at the ends of the block and is a transition from the commercial Christopher Street to the south and the more completely residential blocks from Charles Street and north; and
- B. The building has a storefront, dating from before designation, to the east of the central residential entrance and the intact, original condition where the intervention is proposed, to the west; and
- C. The proposal is to demolish a very significant portion of the west side to introduce a storefront similar to to the existing storefront; and
- D. The demolition of an intact original front facade wall in pristine condition is absolutely contrary to any standard of historic preservation and the application clearly only seeks to carry out this demolition for the economic gain to be derived from a commercial establishment at the expense of preserving the building; and
- E. The interior space of the proposed shop is currently a two-bedroom apartment; now

**Therefore be it resolved** that CB2. Man. recommends **denial** of the demolition of the intact, pristine ground floor facade of a residential building that contributes to the character and integrity of the block in the oldest historic district of Greenwich Village.

Vote: Passed, with 34 Board members in favor, and 3 in opposition (J. Liff, M Perreira, R. Sanz).

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Dear Chair Carroll:

At its Full Board meeting on July 24, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. \*155 Bleecker St. – (South Village Historic District) – Application is to install an large artificial floral arrangement in pots in front of the restaurant and legalize existing signage and lighting.**

**Whereas:**

A. Floral installations of this type, and this application in particular, obscure the building, violate the standard in historic districts of “calling undue attention to themselves” both to the detriment of the character of the district; and

B. Installations of the type proposed are only recommended, with reservations, when they are for the opening of an establishment or a special event and are to be in place for not more than one month.

C. The use of the large pots further erodes the character of the building and district; and

D. The applicant did not make a representation as to the durability of the materials or that the proposed installation is fireproof; and

D. The sign is suitable to the building; and

E. The applicant did not make representations concerning the level of a modest level of illumination for the sign lighting which is a requirement for approval; now

**Therefore be it resolved that CB2, Man. recommends:**

A. **Denial** of the potted floral installation which calls undue attention to itself as unsuitable to the historic character of the building and the district; and

B. **Approval** of the sign; and

C. **Approval** of the lighting provided it is painted blue to blend with the sign and that Commission staff verifies the technical specifications to ensure that the level of the lighting is minimal and does not disturb the ambiance of the street and intrude on residential units.

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

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Dear Chair Carroll:

At its Full Board meeting on July 24, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8.\*33 9th Ave. – (Gansevoort Market Historic District) – Application is to legalize illuminated signage installed without LPC permits.**

**Whereas:**

- A. The lightbox sign was installed by a prior tenant without approval by the Landmarks Commission and the applicant seeks to retain the installation and to replace the existing image with its logo; and
- B. The sign is suitable to the storefront and the district, and the proposed logo is minimal and acceptable; now

**Therefore CB2, Man.** recommends **approval** of the legalization of the existing lightbox and the proposed logo as suitable to the storefront and the district.

Vote: Unanimous, with 37 Board members in favor.

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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on July 24, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **SECOND LANDMARKS MEETING**

**\*497 Hudson Street** (Greenwich Village Historic District)– Application is to construct a new one-story building on the property of the Church of St. Luke in the Fields.

#### **Whereas:**

A. St. Luke in the Fields Church occupies a treasured campus in the first historic district in Greenwich Village; and

B. The site, occupying a lot three blocks from north to south and one full block east to west, has undergone a number of modifications since its founding of the church in 1821 and currently is occupied by the church (rebuilt in the original style after a fire in 1981), historic row houses, a public garden, a modern apartment building, and a school with adjacent playground, and considerable open space among the buildings; and

C. The Church seeks to build a Community Center for its outreach programs and other activities on a portion of the playground at the north-east corner of the campus; and

D. Since the school and adjacent playground were built in 1955, recreation space has been added to the roof and the church is committed to building additional outdoor space for the school in the interior of the block in places unsuitable for public activities which compensate for the loss of playground space; and

E. The building is one story occupying the remainder of the unbuilt block front on Hudson Street adjacent to historic row houses and extending to the west on Christopher Street; and

F. The existing condition on Hudson Street is a brick wall in a historic style with detailing and a garden gate leading to the open space and is harmonious with the adjacent houses; and

G. The reconstructed wall that serves as the base of the new Hudson Street wall in a less elegant version of the existing wall and it appears as a foreboding barrier with a large glass entrance lacking any historical context in the center, two blind arches, and no other openings; and

H. The “wall” is topped by a type framing infilled with solid glossy green terracotta panels, a few small windows and large windows over the entrance that further enhances the feeling of a foreboding wall rather than a historic style garden wall with a welcoming gate; and

I. The Christopher Street facade abruptly changes to the same terracotta material throughout as that used above the wall with a stone base and is pierced by a service door awkwardly placed near the corner, random modern windows, an egress door toward the west and a minimally visible termination in brick at the western end; and

J. The back wall, enclosing a small outdoor area, and south walls are in solid brick and the back wall in a solid black finish and with windows is partly visible from Christopher Street over a chain link fence and an interior side wall similarly treated; and

K. There is a large roof-lantern type structure to provide natural light to the meeting space; and

L. The design of the building, especially with the foreboding brick wall on Hudson Street and the terracotta wall with few and randomly placed modern windows and doors, presents a disjointed appearance, lacks historic reference and is disharmonious with the adjoining row houses, the campus and the neighborhood; and

M. The treatment of the north facade as a clearly secondary, service area is at odds with Christopher Street as a lively, main thoroughfare with a great deal of pedestrian traffic and the school and apartment building in the campus respect the cross with important facades facing them; and

N. The overall enclosed style of the buildings is at odds with its important purpose of being welcoming and this design was described by the applicant as necessary to achieve privacy for the activities within while no consideration was given to orderly windows above eye level, window coverings, and other solutions to achieve this need; and

O. Many members of the public spoke in opposition to the application both with respect to the building design and more generally about matters that cannot be considered in evaluating an application for a certificate of appropriateness; now

**Therefore be it resolved that CB2, Man. recommends:**

A. **Denial** of the application as a building that is coldly foreboding on the east and presents a “backdoor” design to an important thoroughfare at the north; and

B. That the applicant return for a CB2 public hearing before the Landmarks Committee with a revised design that, taking into account the suggestions above, is harmonious with the campus and the neighborhood and achieves some measure of conversation with the street.

Vote: Passed, with 24 Board members in favor, and 13 in opposition (W. Benesh, N. Chen, C. Dignes, A. Fernandez, J. Kaye, Z. Kazzaz, R. Kessler, J. Liff, B. Listman, M. Perreira, S. Ryan, R. Sanz, E. Siegel).

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Chenault Spence, Chair  
Landmarks Committee  
Community Board #2, Manhattan



Valerie De La Rosa, Chair  
Community Board #2, Manhattan

VDLR/fa

cc: Hon. Daniel Goldman, U.S. Representative, 10<sup>th</sup> District  
Hon. Brad Lander, NYC Comptroller  
Hon. Mark Levine, Manhattan Borough President  
Hon. Brian Kavanagh, NY State Senate, 27<sup>th</sup> District  
Hon. Brad Hoylman-Sigal, NY State Senate, 47<sup>th</sup> District  
Hon. Grace Lee, State Assembly, 65<sup>th</sup> District  
Hon. Deborah J. Glick, NY State Assembly, 66<sup>th</sup> District  
Hon. Carlina Rivera, NYC Council, 2<sup>nd</sup> District  
Hon. Erik Bottcher, NYC Council, 3<sup>rd</sup> District  
Hon. Christopher Marte, NYC Council, 1<sup>st</sup> District  
Steven Thomson, Director of Community and Intergovernmental Affairs, LPC