

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

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

September 19, 2025

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

Dear Chair Carroll:

At its Full Board meeting on September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *19 W. 12th St. (Greenwich Village Historic District) – Application is to replace the existing front facade cornice.

Whereas:

- A. There are two wooden cornices, one below the top floor windows and the second at the top of the facade, not of historic design and in poor repair; and
- B. The proposal is to remove the lower cornice, expose the masonry, and replace the upper cornice with a white fiberglass cornice in a design that is not correct for the period and style of the house; and
- C. The house is one of three of a row of non-matching houses between two apartment buildings which houses have a unity of period and general design; and
- D. The other two houses have dark appropriate cornices and the grouping would be enhanced with a similar design and color; and
- E. A return at the ends of the cornice is desirable in that it does not align with the cornice to the west and there is a recessed apartment building to the east; and
- F. The use of a non-historic material (fiberglass) on a row house will be evident to passersby and is most unfortunate; and
- G. The condition of the masonry beneath the lower cornice is not known and will likely require some restoration;

Now therefore be it resolved that CB2, Man. recommends:

- A. Approval of the removal of the existing non-historic cornices; and
- B. Replacement of the upper cornice with a design, with returns, that is appropriate to the period of the house and in a dark color so that it is consistent with the general appearance of the cornices of the two houses adjacent; and
- C. That metal or wood be considered instead of fiberglass and, if this is not done, that care is taken that it is carefully detailed and that the surface finish and paint give the appearance of wood; and
- D. That careful restoration of the faced be undertaken for the area when the lower cornice is removed.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *102 Greene St. – (SoHo Cast Iron Historic District) – Application is to replace the cast iron steps with diamond plate.

(Withdrawn)

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Dear Chair Carroll:

At its Full Board meeting on September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *71 W. 11th St. (Greenwich Village Historic District) – Application to install a new wheelchair lift, restore historic door enframement, rear façade work to install new elevator, and install new windows at the rear façade.

(Withdrawn)

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Dear Chair Carroll:

At its Full Board meeting on September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***277 Canal St. (SoHo Cast Iron District Extension)** – Application is to create an accessible entrance, a subway station and to vertically enlarge the existing three-story commercial building.

(Withdrawn)

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, 10th District
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Manhattan Borough President
Hon. Brian Kavanagh, NY State Senate, 27th District
Hon. Brad Hoylman-Sigal, NY State Senate, 47th District
Hon. Grace Lee, State Assembly, 65th District
Hon. Deborah J. Glick, NY State Assembly, 66th District
Hon. Erik Bottcher, NYC Council, 3rd District
Hon. Christopher Marte, NYC Council, 1st District
Steven Thomson, Director of Community and Intergovernmental Affairs, LPC