

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

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October 24, 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 October 24, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *280 W.11th St. (Greenwich Village Historic District) Application is to alter the front entrance and studio penthouse window, construct new stair and elevator bulkheads and chimney extensions at the roof, and an extension at the rear.

Whereas:

- A. The building is being reconfigured from a multiple dwelling to the original single-family use; and
- B. The intact building at 282 provides a mirror example of the original condition; and
- C. The building backs onto a communal garden area comprised of portions of the original gardens of the several buildings in an association and the property is subject to an agreement containing certain restrictions governing the communal space and there is unclarity about the details of what is permitted or is agreed by custom about the use of parts of the buildings' original gardens that remain with the individual properties; and
- D. Interior alterations over time, in particular reconfiguring that resulted in non-conforming ceiling heights, requires removal of one story and revisions to the fenestration; and
- E. At the front facade, the lower windows will be removed, all remaining windows replaced with wooden frame sashes, and the windows at the parlor level will be lengthened to historic proportions; and
- F. The entrance door will be enlarged and fitted with a door of historic design and is improperly lacking a frame; and

G. The original areaway, covered by a planter in a prior renovation, will be reopened and will have an unusually long stairway necessitated by the prior removal of the stoop and lowering of the basement doorway; and

H. New iron work will be modeled on the simple design of existing window guards at the second floor; and

J. A 10'5" rear yard extension at the ground floor occupying the portion of the original garden that remains with the property and 3'6" extension on the upper floors were represented by the applicant as conforming to the regulations governing the communal garden; and

K. The rebuilt rear wall has a variety new three punched windows of historic design on the lower floors and four windows at the top floor; and

L. The rooftop greenhouse will be removed and the structure extended toward the rear with a large window; and

L. Three lot line windows, represented as conforming to code and with limited visibility for the largest one are to be added to the west wall; and

M. The zinc clad rooftop structure roof will be flattened, a pergola added at the rear, the flues extended to conform to code, and an elevator bulkhead with minimal visibility and mesh railing will be added; and

N. The existing studio skylight is to be replaced with an unusually large one and the wall could profitably be raised to minimize the visibility of the railing; and

M. A number of members of the communal garden association, some of whom are from the families who formed the association, spoke in opposition to the rear extension's occupying the 10'5" portion of the original garden of the house that was not given over to the communal garden and, while the applicant implied that this particular property was subject to a carve-out, the association members, some of whom are from families who organized the association, represented that this would be the only house in the garden to have been built out to the rear property line and it was unclear whether this is a restriction in the document governing the garden, or was an agreed custom among the members any event they see the intrusion as a violation of the intention of the governing document as well as past practice; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the reconfiguration of the front facade windows, the areaway, and the iron work; and

B. **Denial** of the entrance unless it includes framing in a historic design for the door; and

C. **Approval** of the design for the windows at the rear facade; and

D. **Approval** of the lot line windows and the flue extensions; and

E. **Approval** of the penthouse with the suggestion that the studio window be smaller and the height of the front wall be increased to minimize the visibility of the railing; and

F. That there is clarification as to the regulations concerning the use of the private garden area to extend the rear facade, that there is dialogue between the applicant and the association members, and that, in any case, strong consideration be given to reducing the depth of the ground floor extension in order to conform to the customary use of this area in other houses in the association.

Vote: Passed, with 32 Board members in favor and 1 in opposition (A. Fernandez)

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Dear Chair Carroll:

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

2. 118 W. 12th St. (Greenwich Village Historic District). The application is to legalize the installation of a stoop gate.

Whereas:

- A. The design is carefully modeled on the existing ironwork in the areaway; and
- B. An automatic closure mechanism is required for a recommendation of approval for a stoop gate and the applicant did not know this important detail and it was not shown in the presentation materials; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application for the stoop gate unless it is fitted with an automatic closure mechanism.

Vote: Unanimous, with 33 Board Members in favor.

Subsequent to the meeting, the applicant agreed to install an automatic closure and therefore the condition for approval has been satisfied.

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Dear Chair Carroll:

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

3. *711 Greenwich St. (Greenwich Village Historic District) – Application is for a revocable consent to install an ADA accessible ramp and steps.

Whereas:

- A. The ramp is required for a banquet hall used for public events; and
- C. The ramp is in concrete with steel railings and the design provides, 7'9" clearance to the curb and 5' clearance to a tree pit; and
- D. The ramp does not appear to conform to code in that the edge of the landing is not protected from the stairs; and
- E. The applicant did not know the finish of the concrete or the railings; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Denial** of the design of the ramp unless it is reconfigured with the elimination of the steps and installation of a railing or other measures that ensure its compliance with code for safety; and
- B. **Denial** of the application unless the concrete ramp is faced and black metal and the railings are painted to match; and

C. **Approval** of revocable consent for the installation of the ramp on the sidewalk to Department of Transportation is not recommended unless the recommendations in clauses A and B above are carried out.

Vote: Unanimous, with 33 Board Members in favor.

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Dear Chair Carroll:

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

4. *540 Hudson St. – Application is to install a vinyl mural on storefront windows.

Whereas:

A. The decorative panels applied to the exterior are red, pink, and white in a fluid design resembling valances at the top edges of the windows and onto the transoms spilling down into full coverage of a blocked window; and

B. The design is a logo identification for the company and is disharmonious with the building and has no historic reference to the neighborhood and is a jarring decorative addition to the storefront; now

Therefore be it resolved that CB2, Man. recommends **denial** of the non-historic decorative vinyl window decoration.

Vote: Unanimous, with 33 Board Members in favor.

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Dear Chair Carroll:

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

5. *102 Greene St. – (SoHo Cast Iron Historic District) – Application is to legalize work performed without LPC approval consisting of replacement of the cast iron vault steps with diamond plate.

Whereas:

A. The vaulting area has been covered with black diamond plate as a temporary measure and the applicant is seeking approval to make this installation permanent; and

B. The applicant provided persuasive photographic evidence that the condition of the existing lights is beyond repair; and

C. Though other buildings in the district have replaced vault light systems with newly fabricated reproductions in historic design, the Commission has approved a number of similar replacements of vault lights with diamond plate; now

Therefore be it resolved that CB2, Man. recommends **approval** of the replacement of the vault lights with diamond plate as installed.

Vote: Unanimous, with 33 Board Members in favor.

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Dear Chair Carroll:

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

6. *13-15 Bank St. (Greenwich Village Historic District) – Application is to replace ironwork at the areaway and parlor floor windows to match 13 Bank St., add a rooftop pergola, paint the rear façade, and modify masonry openings at the rear façade to align with 13 Bank St.

Whereas:

- A. The buildings were constructed as an identical pair as illustrated in photographs; and
- B. Number 15 has been modified rather considerably, and the proposal is to more closely re-unite the facades with fencing and railings matching the approved design at 13, and windows and entry matching the original condition in 13; and
- C. The rear facade has been reconstructed with full width and height windows, and the top floor windows will be altered to match 13; and
- D. The modest rooftop addition with a pergola set well back from the front facade is very minimally visible from a great distance in a public thoroughfare; and
- E. The houses are being combined, and care has been taken to ensure that the facades retain the appearance of separate houses with the retention of both of their stoops and differences in the iron work at the parlor and first floor; now

Therefore be it resolved that CB2, Man. recommends **approval** of the modifications to 15 Bank Street to match the original and approved condition at number 13 resulting the two matching and distinctly separate buildings.

Vote: Unanimous, with 33 Board Members in favor.

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Dear Chair Carroll:

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

7. *392 W. Broadway – (Soho Cast Iron District Extension) – Application is to convert the existing building to 4 residential units, with existing retail store on the ground floor, construct a penthouse rooftop structure; extending the existing parapets vertically, removing the ladders from the existing fire escapes and removing the dividing mullion at the windows at the fire escape and removal the existing elevator bulkhead on the roof.

Whereas:

- A. The building is mainly intact from the 1940s condition as illustrated in photographs; and
- B. The ladders for the fire escape are to be removed and the balconies retained; and
- C. The roof will be made flat, aligning with the high point at the front and covered in pavers, and the penthouse is clad in black brick with an open metal overhang and glass walls; and
- D. The parapet is extended from the high point at the front of the building to level out to the rear; and
- F. The penthouse visibility above the extended parapet is minimal from a distant point and the expanse of glass walls is not visible; now

Therefore be it resolved that CB2, Man. recommends **approval** of the removal of the fire escape ladders and the rooftop penthouse and attendant modifications to the roof and parapet.

Vote: Unanimous, with 33 Board Members in favor.

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Dear Chair Carroll:

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

8. *380 West Broadway – (SoHo Historic District Extension) Application to legalize replacement of storefront doors, alterations to storefront illuminated cladding, an astroturf panel and installation of signage without LPC permits.

Whereas:

A. One sign at the doorway, a banner hanging from a pole, illuminated framing cladding and painted reveal at the windows, replacement of the entrance door, and the installation of an Astroturf area in front of the windows were all undertaken without approval by the Landmarks Commission and are without historic reference or harmony and are discordant to the building and the neighborhood; and

B. Applicant seeks to have all of these modifications approved without having given evidence that they are appropriate to the building or the district; now

Therefore be it resolved that CB2, Man. recommends:

A. **Denial** of the window framing and illuminated cladding, the door replacement with its sign, and the Astroturf installation; and

B. That the window framing, illumination, and Astroturf be removed and that the original door be restored; and

C. **Approval** of the banner provided that Commission staff verify that it conforms to regulations for the address.

Vote: Unanimous, with 33 Board Members in favor.

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Dear Chair Carroll:

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

9. *18-20 Christopher St. (Greenwich Village Historic District)– Application to legalize installation of shutters, windows, and an entrance transom without LPC permits.

(LAID OVER TO NOVEMBER)

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. 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