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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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January 21, 2026

Hon. Angie Master, Vice Chair
NYC Landmarks Preservation Commission
253 Broadway, 2nd Floor
New York, New York 10007

Dear Vice Chair Master:

At its Full Board meeting on January 22, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1ST LANDMARKS MEETING

1. Resolution Concerning the application to demolish the existing building at 139 Thompson St. and construct a new 6-story residential building.

Whereas:

- A. The tenement building was constructed as a twin, perhaps with minor variations, to the next-door building; and
- B. The applicant presented testimony, together with engineering reports containing drawings and photographs, that the deteriorated condition of the building is such that no part of the building apart from pieces of architectural detailing can be salvaged and represented without verification that the demolition has been approved by the Department of Buildings though the standard for demolition was unclear; and
- C. The applicant has owned the property building since 2007, the condition of the building at the time of purchase was habitable. There is evidence from news sources that the building has had a series of violations and an evacuation for structural issues in 2019 and it is currently registered with the Department of Buildings as containing 19 dwelling units, 12 of which are regulated; and
- D. The applicant was elusive about the history of the deterioration and the evidence of its current condition is deeply troubling given that the owner has, over many years, allowed the building to reach a point where demolition is under consideration, particularly when there is a history of numerous DOB violations, apparently an open court case concerning neglect, and the elimination of 12 rent-controlled apartments, all of which raises the possibility that this is a case of

“demolition by neglect”; and

- E. There has been considerable temporary reinforcing of the building’s interior which was represented as being necessary to prevent a “pancake” collapse; and
- F. The proposal is to construct a building that reproduces the existing facade design, adds a 6th floor penthouse level, and looks to the twin which was built at the same time and appears to be in good condition for missing building details; and
- G. The penthouse and bulkhead in gray zinc are positioned to minimize visibility though the penthouse is evidently visible from along the street to the north and this effect is minimized because it is backed by a taller building to the South; and
- H. The north wall and rear facade are to be in brick modeled on the original brick, rather than the existing stucco, to present a unified view of the front and the entirely visible north side wall; and
- I. The storefront is to be rebuilt in an infill of historic design including pilasters and with a screen band to mask HVAC louvers that presumably and references a historic intervention at the conversion of the ground floor from residential to a store; and
- J. The windows simulate two over two double hung windows with an objectionable “tilt and turn” mechanism that present a view that disturbs the historic character of the building when in either open position; and
- K. The north wall is adjacent to a private alley and contains numerous non-operable windows that the applicant represented as conforming in construction and total area to regulations concerning lot line windows; and
- L. The rear facade is recessed from the original plane in order to provide the required 30’ rear yard and balconies extend to align with the rear of the neighboring building; and
- M. The rear windows and balconies, though not of a historic design, are acceptable and there is a likely only a very minimal view of the balconies from Thompson Street; and
- N. A member of the public raised concerns about “demolition by neglect” in view of the present owner’s having owned the building since 2007; and
- O. Dena Tasse-Winter from Village Preservation testified with concern that there is a high level of scrutiny concerning the necessity for a total demolition:

The applicant presented no compelling evidence to demonstrate that demolition was the only feasible option, and that repair and restoration could not be done. There is considerable evidence to indicate that the longtime owner allowed the building to deteriorate for years, ignoring violations and worsening conditions, and now seeks to be rewarded by being allowed to demolish a landmarked building and destroy 19 units of housing, 12 of which were rent regulated, and replace them with 6-7 super-luxury units. While no evidence has been presented to support the claim that demolition is essential and not the result of neglect, there is much reason to be skeptical of such claims. Literally thousands of buildings exist in Manhattan and the five boroughs of this type and from this era, and the necessity for demolition due to structural deterioration is extremely rare if not unheard of and would more typically occur under much more stressful physical and financial circumstances. The scenario of the potential “pancaking” of the floors is almost unheard of, and there is no evidence presented that

repairs and reconstruction would not be sufficient to address these issues. It must be noted that the plan to turn the development into much more expensive floor through units with open layouts and the most up to date amenities is only possible by demolishing and replacing the building, whereas repairing and restoring the building might allow for improvements, but wouldn't lend itself as easily or fully to the dramatic upscaling the applicant seems to be seeking. We see no reason to approve demolition of a building which, like so many others like it can be repaired and restored and see no good reason to reward neglect and/or a disinclination to make repairs rather than wipe the slate clean. Permission to demolish would incentivize bad behavior that could be repeated at countless other locations, resulting in the loss of both historic structures and housing which would be more affordable than its proposed replacement.

- P. The CB2 Land Use Committee discussed this application at its meeting subsequent to the Landmarks Committee public meeting and discussed:
- a. CB2, Man. opposes rewarding landlords who fail to maintain their buildings; and
 - b. The apartments in the proposed building will most likely be more expensive, and furthermore reduce the number of rent-regulated units in our community; and
 - c. At the time of the SoHo/NoHo/Chinatown rezoning, CB2 expressed concerns that the new zoning would result in the demolition of smaller, older and more affordable housing stock in the new Opportunity Zones, but the potential loss of buildings within the core historic districts suggests that the problem may be even bigger than CB2 forecasted; and
 - d. If approved, this proposal would represent further net loss of housing units in CB2, despite the appearance of new housing construction activity; and
 - e. In this case alone, there will be a loss of as much as 68% of the housing units on this site, now
 - f. Upon further investigation after the meeting, there appears to be an active legal matter from March 19, 2020, *City of New York v. 139 Thompson Street LLC, et. al.*, where the City alleges that the owners “have neglected their building to the point that it is showing signs of structural decay”, and seeks prompt work to safeguard the building, its occupants and passersby, and protect the rent-regulated tenancies; and
 - g. For this demolition, especially with regard to the elimination of rent-regulated apartments, these agencies should conduct a review: New York State Homes and Community Renewal (NYS HCR), New York City (NYC) Mayor’s Office, NYC Mayor’s Office to Protect Tenants, NYC Housing Preservation & Development (NYC HPD), NYC LPC, and NYC Department of Buildings (DOB); now

Therefore be it resolved that CB2, Man. recommends:

- A. **Denial** of the application for complete demolition unless the Landmarks Preservation Commission affirms that restoration is impossible and that no part of the building, the facade in particular, can be preserved; and
- B. **Denial** of the application for demolition unless the Commission verifies that the building owner bears no responsibility for the current deteriorated condition and can rule out that this is “demolition by neglect”; and
- C. That if it is determined that this is an instance of “demolition by neglect” that the applicant is brought to account; and
- D. **Denial** of the application unless the Commission verifies that there were no irregularities concerning the vacating of the building by the last tenants and that there is adequate proof that the

elimination of the twelve regulated apartments is in order; and

- E. That, in this unusual case, the application for demolition, and in particular the reduction of the number of rent-regulated apartments, be examined for worthiness at the highest levels of all agencies involved as enumerated in whereas clause P above, and that the Commission consider any violations found by these agencies in its determination of demolition.

In the event that it is determined that demolition is the only solution and a new building is to be constructed:

- F. **Approval** of the front, side and rear facades excepting the storefront and windows on the front upper floors; and
- G. **Denial** of the “dummy” storefront and, in view that the building is to be reconstructed, that the original residential tenement design be used; and
- H. **Denial** of the “tilt and turn” windows as disturbing the historic design of the building and recommends that the windows have the appearance, in any position, of historic double hung design; and
- I. **Approval** of the penthouse and bulkhead.

Vote: Passed, with 35 Board members in favor and 1 in opposition (R. Sanz).

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 Hoylman-Segal, Manhattan Borough President
Hon. Brian Kavanagh, NY State Senate, 27th District
Hon. Grace Lee, State Assembly, 65th District
Hon. Deborah J. Glick, NY State Assembly, 66th District
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NYC Landmarks Preservation Commission
253 Broadway, 2nd Floor
New York, New York 10007

Dear Vice Chair Master:

At its Full Board meeting on January 22, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. ***27 E. 4th St. (NoHo Historic District Extension)** – Application is to demolish an existing building and to construct a new building.

(layover to February)

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

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Community Board #2, Manhattan

VDLR/fa

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Dear Vice Chair Master:

At its Full Board meeting on January 22, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2ND LANDMARKS MEETING

3. *44 King St. (Charlton King Vandam Historic District) – Application is to lengthen the 3rd floor windows on the rear façade.

Whereas:

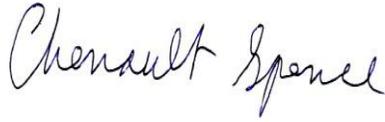
- A. The application seeks to modify a previously approved application in response to a request from the Landmarks Commission; and
- B. The top floor windows are in a style and color matching the approved lower floor designs; and
- C. The usual recommendation for rear facade top floor windows is to preserve the original design to reflect the historic condition however in this instance the windows are not aggressively modern and match the windows on the lower floors and there is similar treatment of top floor windows in the donut; now

Therefore be it resolved that CB2, Man. recommends **approval** of the lengthening of the top floor rear windows to match the lower floors in this exceptional instance.

Vote: Unanimous, with 37 Board members in favor.

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
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VDLR/fa

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Dear Vice Chair Master:

At its Full Board meeting on January 22, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *29 King St. (Charlton King Vandam Historic District) – Application is to add operable glass doors to an existing rear yard metal and glass canopy.

Whereas:

- A. The existing condition is an open glass canopy attached to the building with poles supporting the south side; and
- B. The proposal is to enclose the area with simple operable glass full length doors that are harmonious with the canopy and the building; now

Therefore be it resolved that CB2, Man. recommends **approval** of the enclosing of an existing glass canopy with glass doors.

Vote: Unanimous, with 37 Board members in favor.

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

Sincerely,

Chenault Spence, Chair
Landmarks Committee

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Community Board #2, Manhattan

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Dear Vice Chair Master:

At its Full Board meeting on January 22, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *70 Fifth Ave. (Individual Landmark) – Application is to replace the existing terracotta cornice to match the existing detailing with GFRP.

Whereas:

- A. The building is an individual landmark adjacent to the Greenwich Village Historic District; and
- B. The existing terracotta cornice is supported by the terracotta wall, and it has been determined that the weight of the cornice is unable to be supported by the wall and has caused cracking; and
- C. The light weight of the GFRP, to be molded from the existing cornice, can easily be supported by the facade; and
- D. The GFRP replacement will reproduce the profile of the the existing cornice and will be coated with an approved material that will match the coating to be applied to the terracotta in the window surrounds; and
- E. With the reproduction of the profile and the coating matching the window detailing and the distance from the street, the appearance of the replacement will be indistinguishable from the original.

Now therefore be it resolved that CB2, Man. recommends **approval** of the replacement of the terracotta cornice with GFRP molded from the original cornice provided that the finish matches the finish of the existing terracotta detailing of the windows.

Vote: Unanimous, with 37 Board members in favor.

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



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Dear Vice Chair Master:

At its Full Board meeting on January 22, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *39 Bethune St. (Greenwich Village Historic District) – Application is to modify approval to replace existing greenhouse on the south terrace with a modified version and to install a residential elevator abutting the east end of the greenhouse

Whereas:

- A. The existing greenhouse design is to be replaced in a similar design with a flat roof, insulated glazing and the eastern end will be removed to accommodate an elevator shaft; and
- B. The elevator is to be installed before the eastern windows in an existing atrium, the windows will be converted to doors with minimal disturbance to the facade, fitted with considerable glazing, and it does not detract from the historic character of the building and is not visible from any public thoroughfare; and
- C. The elevator shaft is black fire-rated steel framing and glazing and was represented by the applicant as conforming to all fire and safety regulations; now

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

- A. **Approval** of the modifications to the greenhouse design and the installation of the elevator shaft; and
- B. That the glazing in the elevator shaft be inset provided that this can be done in conformance to safety and fire regulations.

Vote: Unanimous, with 37 Board members in favor.

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

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Dear Vice Chair Master:

At its Full Board meeting on January 22, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 230 West 11th St. (Greenwich Village Historic District) – Application is to construct a rooftop addition; modify the existing rear addition and rear facade window openings; and replace windows at the front facade.

Whereas:

- A. The existing front windows will be replaced, and all facade restoration will be considered by the Commission staff; and
- B. There is an existing rear extension which is to be made two feet deeper, and the windows are to be modified to full length windows /doors at the basement and parlor floors and a full height two story window with a curved top to the east; and
- C. The second floor is full length windows and the top floor the windows are modified to replicate the corresponding historic design windows at the front, and the rear parapet is being modified and the cornice reconstructed; and
- D. The rear facade masonry will be repaired with matching bricks; and
- E. The proposed stone clad penthouse is typical in size and design to approved row house penthouses in the district and is very minimally visible from a far distance; and
- F. The rear cornice will be modified, and safety railings will be installed; and

G. Excavation of the cellar to accommodate a swimming Pool is to be considered by LPC Staff. The construction will be with benching and minimal underpinning at the rear within the property and not adjacent to neighboring properties and the applicant gave assurances that all regulations and construction methods to protect the integrity of the subject property and neighboring properties would be followed. Now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the rear extension and the windows for the extension and the modification of the of the top floor windows; and

B. **Approval** of the stone clad penthouse and modifications to the rear facade cornice

Vote: Unanimous, with 37 Board members in favor.

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

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Dear Vice Chair Master:

At its Full Board meeting on January 22, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *20 King St. (Charlton King Vandam Historic District) – Application is to restore the King St. facade, construct a 2-story rear yard addition and terrace above the new addition, construct a roof stair bulkhead, install rooftop railings, adjust rear mansard roof on 3rd floor and replace all windows.

(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*
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