

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)

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

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

December 19, 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 December 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1. \*109 Waverly Pl. (Greenwich Village Historic District) – Application is to install a stoop gate.**

**Whereas:**

- A. The block is known to have difficulties with loitering on the stoops and numerous buildings in the row have similar approved gates; and
- B. The self-closing gate is based on the design of the neighboring gate and the detailing is copied from the existing railings and fits well with the numerous houses in the row with approved gates; now

**Therefore be it resolved** that CB2, Man. recommends approval of the historically referenced stoop gate.

Vote: Unanimous, with 39 Board members in favor.

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New York, New York 10007

Dear Chair Carroll:

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

**2. \*140 & 142 W. 4th St. (South Village Historic District) Application is to install two safety gates at the front entrance of 140 and 142 W. 4th St.**

**Whereas:**

A. A self-closing double gate for each building is flanked by two fixed panels to reduce the width to the standard opening; and

B. The simple design is suitable to the tenement building's style; and

C. The applicant agreed to raise the height of the gates to 30 inches to resemble more closely other gates in the district and to create a safer condition for those exiting the building; now

**Therefore be it resolved** that CB2, Man. recommends approval of the installation of the appropriate gates on each of the two buildings.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

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

**3. \*491 Broadway & \*446 Broome St. (SoHo Cast Iron District)– Application is to replace windows in one apartment at both facades.**

**Whereas:**

- A. The building regrettably lacks a master plan for window replacement and there is an assortment of non-historic somewhat harmonious designs in the building; and
- B. The tenant wishes to replace the windows in this apartment in the course of remodeling; and
- C. The Broome Street proposal is for a simulation of double hung windows with a fixed upper sash and a tilt and turn lower sash; and the Broadway proposal is for a plane glass tilt and turn design with an option for a false middle mullion in an attempt to simulate a double hung window; and
- D. The designs for the windows have no genuine historic reference and any design attempts to simulate historic windows with treatments of plane glass is contrary to the historic preservation principal of using authentic materials; and the extension of open windows beyond the frame is especially unacceptable; and
- E. The windows do not have any connection to the design of the existing windows in other apartments in the building and would interrupt the façade's existing semblance of unity; and
- F. The applicant gave no plausible reason that double hung windows of a historic design adapted with current technology would not be satisfactory; now

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

- A. **Denial** of the application for the non-historic windows and that they instead be wooden frame double- hung with or without an operable upper sash in a historic design suitable to the building; and
- B. That the Commission encourage the building to undertake a master plan for the building that would codify historic design for future window replacements in the building.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

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

**4. \*388 W. Broadway (SoHo Cast Iron District)- Application is to repair masonry and stucco at the rear facade and remove window shutter hardware.**

**(WITHDRAWN-will be reviewed at staff level)**

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Dear Chair Carroll:

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

**5. \*22 E. 10th St. (Greenwich Village Historic District) – Application is to demolish a rear yard extension and construct a new rear yard extension and rooftop addition, modify the garden, and restore front facade.**

### Whereas:

- A. The applicant represented that the building has an existing approved application from a prior owner and architect and that the current application is for modifications to the the existing application and the Committee, following this assurance, did not review parts of the the application represented as having been approved; and
- B. The existing studio skylight is be redesigned as the front of an appropriately set back penthouse of modest proportions clad in light-colored zinc that blends well with the overall roofscape but with a clearly visible portion of the east wall having modern glass “slider” windows; and
- C. The extension of the chimney is in the usual approved manner with a new rooftop addition; and
- D. The rear partial non-historic extension and fire escape are to be removed; and
- E. The proposed full width four floor extension (basement through second floor) in brick extends 15 feet with a full width window at the basement level and punched casement windows and a balcony above the second floor and the third floor has central French windows with flanking casement windows; and
- F. The rear wall oddly has no terminal design at the top giving an unfinished appearance; and

G. The cellar is to be excavated 4 feet, and the excavation extends into the garden with a 9-foot excavation to 5 feet from the property line; and

H. The excavation requires extensive underpinning for the entire length of the house at both the east and west and the east side of the garden abutting a rear yard extension on the adjoining property.

I. An engineer for the excavation and underpinning is to be engaged and a separate application will be submitted for the design and implementation this work;

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

A. **Approval** of the rooftop addition and chimney extension provided that the visible window is in a historic design; and

B. **Approval** of the demolition of the non-historic rear extension and the fire escape and;

C. **Approval** of the rear facade design provided that there is a modification to the design of the top of the wall that provides visual resolution; and

D. **Denial** of the excavation unless there is a detailed study and plan for the work that assures the integrity of the subject property and adjoining properties and that there is contact with the owners of adjoining properties and others that may be affected by the excavation and underpinning.

Vote: Unanimous, with 39 Board members in favor.

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New York, New York 10007

Dear Chair Carroll:

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

**6. \*54 Greene St. – (SoHo Cast Iron District) Application is to install diamond plate over the existing deteriorated vault lights.**

**Whereas:**

- A. The applicant presented ample photographic evidence that the condition of the vault lights is beyond reasonable repair as is the case with many buildings in the district that have had approved proposals to cover them with diamond plate and
- B. The proposal is to cover the remainder of the lights in the building that are exposed; and
- C. The applicant represented that the covering would protect the present condition and is reversible, allowing for the possibility of historically appropriate vault lights to be installed in the future; and
- D. There was testimony, without the document or other proof, that there is a 74(7)(11) agreement in effect that provides for the restoration of the lights as a condition for approval of the change of use for the building and, not having the document in hand, the Committee did not consider this matter in its recommendation.
- E. There was testimony from one building resident in support of the proposal; now

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

- A. **Approval** of the covering of vault lights with diamond plate provided that the work is reversible and in no way impede the preferable replacement of historically appropriate vault lights at a later time; and

2. That the Commission verify the existence of a 74(7)(11) for the property and make its determination with consideration of this agreement and that it is understood that the Committee (Board) did not consider this matter in making its recommendation.

Vote: Unanimous, with 39 Board members in favor.

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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 December 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. \*432 Hudson St. (Greenwich Village Historic District) – Application is to restore the front façade, remove metal fire escape, replace windows, install shopfront at street level, add stair bulkhead & mechanical equipment at roof level, construct 2-story extension at rear yard, install terrace pavers and window monitors at existing roof over 1st floor in rear yard.**

### Whereas:

- A. The property is to be converted from multi-family with basement and ground floor commercial use to single family use; and
- B. The applicant convincingly represented that the building is in a deteriorated condition, especially the rear facade; and
- C. The storefront is to be rebuilt with historically accurate wood framing, three large windows with clerestory and a cornice of historic design and the entrance will be protected by gates resembling the stoop gates that are prevalent in the neighborhood; and
- D. The front masonry is to be restored, replacing deteriorated elements as required and the fire escape is to be removed; and
- E. The new rooftop bulkhead has optimal placement and is minimally visible, the mechanical equipment is not visible, and required safety railings are to be installed; and
- F. The rear extension is being rebuilt with French doors at terrace level and balcony and French windows above; and

G. The north and west edges of the rear terrace are to be raised to accommodate small side windows to give air and light to the room below; now

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

A. **Approval** of the front facade restoration, removal of the fire escape, the entrance gates, and the historically informed wooden storefront; and

B. **Approval** of the minimally visible bulkhead; and

C. **Approval** of the rear facade restoration and the modifications with windows to the terrace.

Vote: Unanimous, with 39 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

cc: Hon. Daniel Goldman, U.S. Representative, 10<sup>th</sup> District  
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. 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