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Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Drishaan Jain, *Assistant Secretary*
Mark Diller, *District Manager*

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

April 24, 2026

Lisa Kersavage, *Chair*
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Kersavage:

At its Full Board meeting on April 23, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

***702 Greenwich St. (Greenwich Village Historic District Extension) – Application is to replace the door and storefront and install an awning.**

Whereas:

A. The building was built as a garage and proposed new infill is a full-size window with 1' X 16" multi-lites and an inset door recalling the configuration of garage doors in the district; and

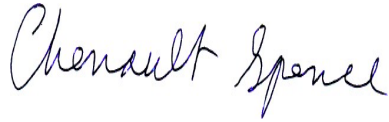
B. The fixed 3' X 18" awning is black with a modest logo and extends about 18" to the edge of the building, now

Therefore be it resolved that CB2, Man. recommends **approval** of this infill with historic reference.

Vote: Unanimous, with 36 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, 10th District
Hon. Brad Hoylman-Sigal, Manhattan Borough President
Hon. Erik Bottcher, NY State Senate, 47th District
Hon. Deborah J. Glick, NY State Assembly, 66th District
Hon. Harvey Epstein, NYC Council, 3rd District

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One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Kersavage:

At its Full Board meeting on April 23, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

***248 W. 12th St. (Greenwich Village Historic District) – Application is to replace the metal capped lintels and sills at the front façade.**

Whereas:

A. The existing metal capped lintels and sills are a non-historic intervention, and the proposal is to restore the elements to the original masonry; and

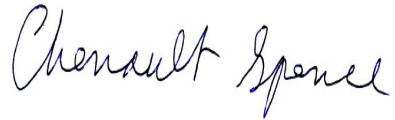
B. Photographs were shown of approved similar restoration in the neighborhood, now

Therefore be it resolved that CB2, Man. recommends **approval** of the restoration of facade elements to the original design and material

Vote: Unanimous, with 36 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, 10th District
Hon. Brad Hoylman-Sigal, Manhattan Borough President
Hon. Erik Bottcher, NY State Senate, 47th District
Hon. Deborah J. Glick, NY State Assembly, 66th District

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Lisa Kersavage, *Chair*
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Kersavage:

At its Full Board meeting on April 23, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

***639 Hudson St. (Greenwich Village Historic District) – Application is to replace all existing windows, reclad the penthouse, straighten a wall on the roof, relocate 3 chimneys and renovate the roof deck.**

Whereas:

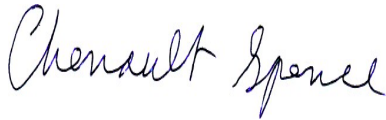
- A. The existing penthouse is of random, non-design; and
- B. The proposal is to modify the penthouse with new window openings and reclad the walls in standing seam metal and the footprint of the structure is to be retained; and
- C. The color pallet is beige, grey, and black; and
- D. The chimneys are located farther from the edge of the roof and this has no material impact on the roof-scape; and
- E. A more important cap or cornice is needed to provide a terminal element at the top of the parapet and the applicant agreed to work with Commission staff to resolve the design; now

Therefore be it resolved that CB2, Man. recommends **approval** of the penthouse alterations, moving of the chimneys, and agreed parapet modifications

Vote: Unanimous, with 36 Board members in favor.

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

Sincerely,

A handwritten signature in blue ink that reads "Chenault Spence".

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

A handwritten signature in black ink that reads "Valerie De La Rosa".

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

VDLR/fa

cc: Hon. Daniel Goldman, U.S. Representative, 10th District
Hon. Brad Hoylman-Sigal, Manhattan Borough President
Hon. Erik Bottcher, NY State Senate, 47th District
Hon. Deborah J. Glick, NY State Assembly, 66th District

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

Dear Chair Kersavage:

At its Full Board meeting on April 23, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

***675 Hudson St.[Presentation Part 1; Presentation Part 2] (Gansevoort Historic District) – Application is to remove billboard and construct a rooftop addition, modify ground-floor openings and construct an exterior vestibule, install new multi-lite windows and louvers, carry out interior reframing and excavation, and masonry restoration.**

Whereas:

- A. The building is a prominent and well-known anchor and identifier of the historic character of the district, remains remarkably intact, and is highly visible for a good distance into adjacent Landmark Districts from the north and south; and
- B. Even as its use has evolved from manufacturing and commercial use to a variety of business, casual loft dwelling, and club uses with eating establishments on the ground floor, the building has retained its historic character; and
- C. The proposal is to demolish the entire interior of the building and make considerable excavations to provide for areaways and a sub-cellar extending into vaults below the east and west sidewalks and the interior is to be reconfigured with fewer floors with increased ceiling heights and there is considerable concern for the surety that the facade walls will remain intact through this intricate process especially with excavation below them and beyond the building line; and
- D. The simple facade, which retains an attractive patina and vestiges of painted signs, though commendable for its restoration of architectural details, appears to be restored in an overly “sanitized” manner that gives the appearance of a reproduction rather than a restoration; and

E. The welcome inclusion of replacement of brownstone elements, new simulated double hung multi-pane windows with casement operated lower sash, and a reproduction of the missing cornices modeled on extant cornices all enhance the historic appearance the building.; and

F. The ground floor west side is to be restored modeled on an 1850 photograph and the homogenization of the entire facade denies the historic appearance, the west side has full length windows of the same width, double hung windows, and doorways and the south side has similar treatment and service doors, the homogenization of the entire facade denies the historic appearance; and

G. The entrance vestibule on the east side has no historic reference or precedent in the district, intrudes onto the sidewalk, and serves a purpose that would customarily be served within the building; and

H. The proposal extends the existing areaway along the entire south and west sides, intrudes into the sidewalk, and has fences throughout that are unsuitable to the building when used to excess and the whole gives an impression of exclusion and far exceeds the practical use of access provided by the present areaways; and

I. The proposed intrusion into the sidewalk from the areaways, fences and entrance vestibule is at odds with a neighborhood that is particularly devoted to, and has made great advances in, making open space accessible to the general public and this considerable intrusion into the sidewalk appears only to increase the private space at the public expense; and

J. The faceted rounded steel and glass rooftop addition with glass railing fills nearly the entire rooftop, is completely visible from a great distance to the north and south and destroys the integrity of this important building; and

K. The glass structure, together with the glass railing, that has no historic connection seriously compromises the design integrity of the building, is inconsistent with the industrial design of other rooftop additions in the district, disturbs the building's historic profile, and will cause unacceptable glare and reflection by day and a distracting and polluting presence by night; and

L. The introduction of a new level on the rooftop necessitates an overly large bulkhead higher than the structure itself and nearly twice the height of the approved bulkhead in the prior approved application; and

M. Adaptive Reuse is modifying a building, usually primarily its interior, for a new purpose. In this proposal, the appropriation of a considerable amount of sidewalk space for the introduction of non-historic modification and restoration at the ground level and excessive cleaning of the facade violates the historic character of the building and harms the public interest. When taken together with the glass rooftop enclosure which will surely cause unacceptable reflection during the day and light pollution in the evening, the character of the building is changed from an intact "gritty" market building, historically for trade and more recently for dining at the ground floor and multiple uses on the upper floors, to a more sophisticated urban mansion style unsuited to the building itself and to the district, unacceptably reading as an out of context island cut off from the neighborhood; now

Therefor be it resolved that CB2, Man. recommends:

A. **Denial** of the removal of the entire interior including supporting structure and excavation below the walls and into the sidewalk as too dangerous to be considered; and

B. **Approval** of the facade restoration provided that the patina and vestiges of painted signs remain, that there be more variety in the ground floor reflecting the original and later historic conditions and that it is restored to its historic feeling rather than being sanitized; and

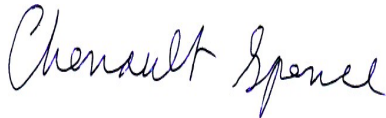
C. **Denial** of areaways other than those extant and any non-historic fencing; and

D. In view of the unique situation for this building as being remarkably preserved and its prominence in the district and its visibility from adjacent historic districts that the proposed highly visible rooftop addition be **denied**.

Vote: Unanimous, with 36 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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