



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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LESLIE BOGHOSIAN MURPHY
Chair

JESSE R. BODINE
District Manager

June 5, 2026

Lisa Kersavage
Chair
Landmarks Preservation Commission
253 Broadway, 11th Fl. New York, NY 10007

Re: Proposed Window Replacements at Sherred Hall, Vanderbilt University at the
General Theological Seminary Campus (408 West 21st Street)

Dear Chair Kersavage,

Manhattan Community Board 4 (MCB4), at its regularly scheduled meeting on June 3rd, 2026, voted, by a vote 40 in favor, 0 in opposed, 1 abstaining, and 0 present but not eligible, to recommend approval of a Certificate of Appropriateness for the proposed replacement of windows at Sherred Hall, Vanderbilt University at the General Theological Seminary Campus (408 West 21st Street) and the Chelsea Historic District.

The application seeks approval to replace existing non-original windows throughout Sherrill Hall with new energy-efficient windows designed to improve building performance and support compliance with Local Law 97 and broader campus sustainability goals. The leaded glass windows on the top 2 floors of the building are not being replaced and are outside the scope of this proposal. The proposed replacement windows would retain the overall appearance, proportions, and glazing patterns of the existing windows while incorporating a casement operation in the lower sash and fixed upper sash to achieve substantially improved air-sealing and energy performance.

The Committee carefully considered the proposal, including the applicant's explanation that none of the existing windows are original, that the current windows are in deteriorated condition, and that the proposed system provides significantly greater energy efficiency than a conventional double-hung replacement window. The Committee also reviewed visual simulations demonstrating that the changes would be minimally perceptible when viewed from the public realm and noted that the windows are set deeply within the façade and located above pedestrian eye level.

While Committee members acknowledged that the proposed operation differs from the historic double-hung configuration and that the distinction may become apparent when

windows are open, the Committee concluded that the visual impact is limited and outweighed by the substantial environmental and operational benefits of the proposal. Members also recognized Vanderbilt University's ongoing rehabilitation of the property and the importance of balancing historic preservation with responsible building stewardship and sustainability objectives.

Accordingly, MCB4 finds the proposed work appropriate and supports the application.

Sincerely,



Leslie Boghosian Murphy
Chair
Manhattan Community Board 4



Greg Morris
Co-Chair
Chelsea Land Use
Committee

Signed [6/5/2026]

Katy Stokes
Co-Chair
Chelsea Land Use
Committee