



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**Delores Rubin**  
Chair

**JESSE R. BODINE**  
District Manager

August 3, 2016

Hon. Meenakshi Srinivasan, Chair  
Landmarks Preservation Commission  
Municipal Building, 9th floor  
One Centre Street New York, NY 10007

**Re: 442 West 22<sup>nd</sup> Street: Certificate of Appropriateness for Alterations and Additions**

Dear Chair Srinivasan:

On the recommendation of its Chelsea Land Use Committee, following a duly noticed public hearing at the committee's meeting on July 18, 2016, Manhattan Community Board No. 4 (CB4), at its regularly scheduled meeting on July 27, 2016, voted, by a vote of 34 in favor, 1 opposed, 1 abstaining and 0 present but not eligible to vote, to recommend approval of an application to the Landmarks Preservation Commission (LPC) for alterations and additions to 442 West 22<sup>nd</sup> Street with conditions about the proposed penthouse, lighting, and storage of garbage.

Background

The building at 442 West 22<sup>nd</sup> Street, which is located in the Chelsea Historic District, is a row house built in 1846-47 with three floors and a lower level. It has been altered over the years so that it no longer reflects its original Greek Revival architectural style. The façade was stripped, window openings made smaller and the front stoop removed. An addition in the rear was removed and a chimney added.

The building was most recently used as Single Room Occupancy structure; it will be converted into a single family home. At the July 18<sup>th</sup> Chelsea Land Use Committee meeting a man said that he was currently living in the building and that he was the last remaining tenant.

The applicant proposes to restore the Greek Revival features to the brick façade, returning the windows and entry to their original dimensions, easily discerned in the masonry work, reestablishing the stoop and removing the rear chimney. A one story penthouse would be added to the roof along with mechanical equipment and a bulkhead. This penthouse would have terraces in the front and the back. Also proposed is a two-story full-width rear addition with balconies and a basement.

CB4 Analysis

CB4 applauds the applicant's proposed historic restoration, returning this building to its former elegant appearance, and enhancing this block's integrity.

CB4 is comfortable with the rear extension which avoids protruding into the rear yard beyond its neighbors.

Based on views of the mock-up of the proposed penthouse, this addition is very visible from the north side of the street. Several neighbors complained of the bulky size of the penthouse.

The proposed lighting – exterior wall sconces – in the rear could be annoying to nearby neighbors. The current garbage storage in the front yard is unsightly.

CB4 Recommendations

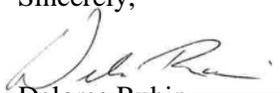
CB4 enthusiastically recommends approval of the restoration of the street façade, replacing long lost historic features. We also recommend approval of the rear addition since it is of a reasonable size and lines up with the adjacent buildings.

Our recommended approval is conditional on the following:

- The penthouse/bulkhead addition should be altered so it is not visible from the street. It should either be made smaller, pushed to the rear about 15 feet (where the back terrace is) or eliminated entirely. To be less intrusive, it should be constructed of a material other than brick, preferably glass.
- The several exterior wall sconces on the south elevation should be down-facing cone lights with bulbs not visible from adjacent properties.
- The new stoop should be used for storage of garbage containers, out of sight of the public way, allowing room in the front for a garden.

Subsequently it has come to MCB4's attention the building received a Certificate of No Harassment in 2015. MCB4 strongly urges that LPC should work with the Department of Housing Preservation and Development and determine the status of the remaining tenant and whether there has been harassment since the 2015 Certificate of No Harassment.

Sincerely,



Delores Rubin  
MCB4 Chair



John Lee Compton, Co-Chair  
Chelsea Land Use Committee



Betty Mackintosh, Co-Chair  
Chelsea Land Use Committee

cc: Hon. Gale A. Brewer, Manhattan Borough President  
Hon. Corey Johnson, City Council