



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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LOWELL D. KERN
Chair

JESSE R. BODINE
District Manager

June 7, 2021

Sarah Carroll, Chair
Landmarks Preservation Commission
David N. Dinkins Municipal Building, 9th Floor North
1 Centre Street
New York, NY 10007

Re: Proposed Rear Addition to 430 West 22nd Street, Manhattan

Dear Chair Carroll:

On the recommendation of its Chelsea Land Use Committee, following a duly noticed public hearing at the Committee's meeting on May 17, 2021, Manhattan Community Board 4 (MCB4), at its regularly scheduled meeting on June 2, 2021, voted, by a vote of 44 in favor, 0 opposed, 2 abstaining, and 0 present but not eligible to vote, to recommend denial of an application to the Landmarks Preservation Commission (LPC) for a rear addition to 430 West 22nd Street, an 1843 Greek Revival rowhouse in the Chelsea Historic District.

MCB4 recommends denial. The proposed addition is contrary to the historic rowhouse form which is a character-defining feature of the District. It would overshadow a recently built two-story extension which is in the tradition of modest, two-story, tea-porch additions.

In 2012, 430 West 22nd Street received LPC approval for its existing two-story rear addition. Extending the original house's basement and parlor floor into the rear yard is in the tradition of tea-porches or tea-rooms which were added to the backs of rowhouses as early as the 1840's. The currently proposed addition would overhang this earlier addition, adding excessive bulk and form lacking any historical resonance or appropriateness to the Chelsea Historic District.

The visible rear facades of nearby rowhouses reflect the interior use of the homes with lowered windows at the landings for interior stairwells. The rear façade of 430 West 22nd Street retains that historic feature – as does the adjacent property to the west. The proposed addition of an

oversized second floor, with railing heights at the third level to allow use of the roof of the addition, completely detracts from views of the historic facades of these rowhouses.

The proposed addition would result in the loss of light and air to the open block interior. MCB4 has long held that the “doughnut hole” of open outdoor space at the center of rowhouse blocks is part and parcel of these blocks’ identity and worth preserving. Neighboring rear additions do not justify more extensions.

MCB4 objects to the added bulk of the proposed addition; the further destruction of the house’s exterior historic fabric; the blocking of the views of the historic rear façades; and, the infringement on the mid-block light and air.

MCB4 greatly appreciates the opportunity to work with LPC on rear additions that protect the integrity of the Chelsea Historic District.

Sincerely,



Lowell D. Kern
Chair
Manhattan Community Board 4



Betty Mackintosh
Co-chair
Chelsea Land Use Committee



Paul Devlin
Co-chair
Chelsea Land Use Committee

cc: Lisa Kersavage, Executive Director NYC LPC
Hon. Corey Johnson, Speaker, City Council
Hon. Gale A. Brewer, Manhattan Borough President