



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**JEFFREY LEFRANCOIS**  
Chair

**JESSE R. BODINE**  
District Manager

February 4, 2022

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

**Re: Proposed Rooftop Addition to 428 West 20th Street, Manhattan for Landmarks Preservation Commission Certificate of Appropriateness**

Dear Chair Carroll:

On the recommendation of its Chelsea Land Use Committee, following a duly noticed public hearing at the Committee's meeting on January 18<sup>th</sup>, Manhattan Community Board 4 (MCB4), at its regularly scheduled meeting on February 2, 2022, voted, by a vote of 40 in favor, 1 opposed, 0 abstaining, and 0 present but not eligible to vote, to recommend to the Landmarks Preservation Commission (LPC) denial of the proposed rooftop addition at 428 West 22nd Street unless the following changes are made:

- **None of the proposed rooftop addition is visible from West 20th Street except for the chimney.**
- **The dormer is removed. A skylight could be substituted.**
- **The front (north facing) of the proposed addition is moved back by one foot.**
- **Removal of the existing roof top wooden fence.**
- **All existing LPC violations are cleared.**

**Background**

Located in the Chelsea Historic District, 428 West 20<sup>th</sup> Street is a four-story building with a basement and a cellar. It was built in the Italianate style in 1857. This brownstone house has its original window lintels and corbels under sills.

**Project Description**

A new fifth floor would be created by a proposed rooftop addition, resulting in a new duplex unit combining the fourth and fifth floors. The existing bulkhead stair will be replaced with an internal stair for the newly-formed duplex. The addition would have a sloped roof with a dormer that is visible from the street. The addition will be set back in the rear two and a half feet. Currently there is a wood deck with a wood fence on the roof over the fourth floor which is to be removed and replaced with a railing that would be set back from the existing wood fence location.

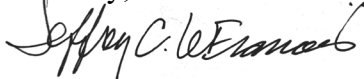
There would be no changes to the exterior of the existing building except for the proposed addition. The front of the building will be untouched. The interior of the building remains intact.

#### **MCB4 Analysis and Recommendation**

A mock-up of the proposed addition has been erected by the applicant. Various parts of the mock-up are visible from West 20<sup>th</sup> Street, an unacceptable situation. The dormer of the new structure is the most visible element. A skylight could replace the dormer to provide light to the new fifth floor. Pulling back the front of the proposed addition by one foot will ensure that the new fifth floor will not be visible.

We urge LPC to require these changes to the project. In addition, all existing LPC violations on the property should be cleared before LPC approves this application.

Sincerely,



Jeffrey LeFrancois  
Chair  
Manhattan Community Board 4



Betty Mackintosh  
Co-chair  
Chelsea Land Use Committee



Paul Devlin  
Co-chair  
Chelsea Land Use Committee

Betty, Paul

#### **Enclosure**

cc: Hon. Mark Levine, Manhattan Borough President  
Hon. Brad Hoylman, New York State Senate  
Hon. Deborah Glick, New York State Assembly  
Hon. Richard Gottfried, New York State Assembly  
Hon. Erik Bottcher, City Council  
Owner and Representatives of 428 West 20<sup>th</sup> Street