



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD FOUR**

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**JEFFREY LEFRANCOIS**  
Chair

**JESSE R. BODINE**  
District Manager

July 8, 2022

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

**Re: Proposed replacement of window sashes at 458-460 West 23<sup>rd</sup> Street**

Dear Chair Carroll:

On the unanimous recommendation of its Chelsea Land Use Committee voted to recommend to the Landmarks Preservation Commission (LPC) **an approval a Certificate of Appropriateness for proposed window sash replacements at 458-460 West 23<sup>rd</sup> Street in the Chelsea Historic District.**<sup>1</sup>

**Background**

Located in the Chelsea Historic District Extension, the building at 458-460 West 23<sup>rd</sup> Street is located in the Chelsea Historic District Extension. The adjacent buildings (458 and 460) were built in 1857 and compromise two of nine identical Italianate style row houses. The owner's representative reports that the window sashes have deteriorated beyond repair and require replacement.

**The Application**

The proposal is to replace the existing front windowpane sashes, with new two-over-two, double hung wood windowpane sashes. The proposed installation process will result in the retrofitting new sashes into the existing main frames.

More specifically, the applicant proposes to remove only the lower and upper sashes and the parting strip on both jambs, leaving the existing blind stop and main frame in place; restore the existing exterior main frame and casing and paint to match the existing color;

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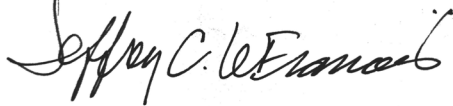
<sup>1</sup> This letter is subject to ratification and will be voted on by the Full Board at it's regularly scheduled meeting on July 27<sup>th</sup>, 2022.

and reuse the interior window stop trim will be reused. The window type and materials are all consistent with what is currently in place and of historical consistency.

**CB4 Recommendation**

Community Board 4's Chelsea Land Use committee recommends approval of the application and encourages all subsequent applicants and applications to similarly consider and adhere to the preservation provisions outlined in LPC's Rowhouse Manual.

Sincerely,



Jeffrey LeFrancois  
Chair  
Manhattan  
Community Board 4



Jessica Chait  
Co-Chair  
Chelsea Land Use  
Committee



Kerry Keenan  
Co-Chair  
Chelsea Land Use  
Committee

cc: Hon. Mark Levine, Manhattan Borough President  
Hon. Erik Bottcher, City Council