



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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JEFFREY LEFRANCOIS
Chair

JESSE R. BODINE
District Manager

February 3, 2023

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

Re: LPC Application for 434-436 West 22 Street replacement of front doors and entryways.

Dear Chair Carroll,

On the recommendation of its Chelsea Land Use Committee, at its regular Board meeting on February 1, 2023, Manhattan Community Board No. 4 (MCB4), by a vote of 41 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, voted to recommend approval of the proposed entryways at the base course.

The Application

The proposed scope of work for the entryways at 434-436 West 22nd Street is intended to revive the historical details of the original building, creating a more elegant entryway experience and overall stately building façade. The existing wood door surrounds are to be replaced with brownstone quoining with new brownstone overhangs that mimic the original language of the home, prior to the building conversion in 1946. Within the surround, a new door will be provided and painted high gloss black with frosted glass transom and gold leaf house number. The entry floor stone is to be replaced with dark slate pavers to complement the black door. All windows and existing grates will be painted in high gloss black for a cohesive palette across the facade. Existing brownstone base course, landings, and stairs are to be repaired in-kind. The design has taken precedence from neighborhood context with similar conditions at the row homes located at 404-410 West 22nd Street with original brownstone overhangs.

Recommendations

We support the application and the intent of the proposal to bring back much of the elegance and grandeur of the original architecture of the building. The applicant has agreed to consider the following recommendations:

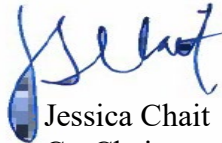
- That the faux transom lights be double-glazed to achieve an effect of depth.
- That the pediments be given greater detail, to be in keeping with the adjoining houses.
- That the fencing and gate be replaced with more ornamental ironwork to blend with neighboring properties.
- That an appropriate arrangement for trash collection be installed that is respectful of the historic nature of the building.

We also noted that these two separate townhouses were built in 1835 as single-family homes in different styles. The loss in 1946 of the high front stoops as part of their conversion to rooming houses is unfortunate. The current melding of the two buildings at the street level into a homogenous presence is making the best of that misfortune.

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