



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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JEFFREY LEFRANCOIS
Chair

JESSE R. BODINE
District Manager

February 10, 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 428 West 22 Street vertical and rear yard horizontal extension.

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 (CB4), by a vote of **40** in favor, **0** opposed, **1** abstaining and **0** present but not eligible to vote, voted to recommend denial of the vertical and rear yard horizontal extension unless the following changes to the application are made:

- the rear yard extension is limited to the parlor floor and basement.
- the depth of the extension is limited to match that of the neighboring buildings.
- the materials for the rear addition be made to match existing materials, namely brick not stucco.
- the step-down windows on the rear upper floors be made 6-over-6 and are otherwise maintained in the same configuration.

Background

Located in the Chelsea Historic District, 428 West 22 Street, along with its neighbors 424 and 426 West 22 were built in the Greek Revival style in 1843 for James Phelan. The buildings adjacent on the other side, 430, 432, and 434, were also built in 1843 in the Greek Revival Style for Edwin Forrest. Nos. 424, 426 and 428 have many of their original features, including the characteristic door enframingent.

The Application

The proposed scope of work for 428 West 22 Street includes modifying the buildings' use from a two family to a single-family residence, and most relevant for LPC, puts forth

an additional 1,243 square feet that extends vertically and horizontally. The architect proposes to achieve this with the addition of one-story rooftop addition and terrace, as well as a two story with basement rear year addition.


Recommendations

The committee acknowledges the work that the architect has done to be follow LPC guidelines as it relates to the building’s facade. However, we are concerned that the proposed rear design encroaches on the donut hole. As has been our board’s policy, we ask that LPC limit any additions so as to maintain the current light and air. More specifically, we request that the applicant amend their application so as to limit the rear yard extension to the parlor floor and basement, and that the depth comply in length with the build out of the neighbors immediately adjacent the property.


We also request that the rear windows be adjusted to reflect 6-over-6 configurations and the rear addition currently proposed in stucco be instead brick. Both of these changes would have the impact of ensuring the building retain more of its historic fabric and remain in a look that is consistent with the historic nature of the district.

The architect noted that the new roof will feature solar panels and that the building is pursuing net zero energy consumption. They also indicated that architectural features of the front facade will not be affected, and that street facing windows and entrance door will follow LPC recommendations. We appreciate these considerations as well as the architects’ interest in preserving the historic elements of our district.

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