



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

August 12th, 2024

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

Re: Proposed façade modification of 436 West 20th Street

Dear Chair Carroll:

On the recommendation of Manhattan Community Board 4's (MCB4) Chelsea Land Use Committee, the Executive Committee (EXEC), at its regularly scheduled meeting on June 24th, 2024, voted, by a vote of 9 in favor, 1 opposed, 0 abstaining, and 0 present but not eligible to vote, to recommend to the Landmarks Preservation Commission (LPC) approval of a Certificate of Appropriateness for proposed façade modification to 436 West 20th Street in the Chelsea Historic District. **The Board finds the proposed work appropriate.**¹

Background

436 West 20th Street is a single-family residence that was built in 1835 in the Greek Revival Style for the estate of John N. Smith. Notable original features of this house include the simple early iron railings at the stoop, the six-over-six paned windows and the attic windows set in the fascia, the inner doorway's transom, and original fluted stone pedestals at the base of the stoop.

The Application

The proposal entails structural repair and resurfacing of the existing primary façade due to poor condition, settlement and cracks around the window openings preventing the proper installation of new in-kind windows, previously approved by LPC. The restoration calls for a temporary removal of historic brick fabric, repairing the deteriorating wall, and then using the original brick to resurface the façade exactly as it was in the existing Flemish bond style and using the same color of

¹ Due to the scheduling of the LPC hearing before the July full board Meeting, this letter was ratified at the July full board meeting on Wednesday, July 24th 2024 with a vote of 31 Yes, 7 No, 1 Abstention, and 0 Present not Eligible.

brick mortar. The application also calls for the reconstruction of a missing entry door enframing consisting of entablature and two doric style pilasters flanking the door, restoring the building's historic entrance, tabature, and columns to its original condition. There is no proposed change to the building's bulk or height.

CB4 Recommendation

MCB4 recommends approval of the application. The Board appreciates the applicant restoring the façade to its original condition and the applicant's agreement to consult with the nearby San Jose Day Nursery School to mitigate any potential disruptions caused by construction.

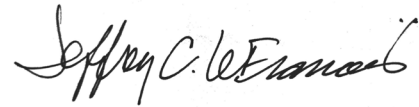
Sincerely,



Jessica Chair
Chair
Manhattan
Community Board 4



Kerry Keenen
Co-Chair
Chelsea
Land Use Committee



Jeffrey LeFrancois
Co-Chair
Chelsea
Land Use Committee

cc: Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, City Council
Owners & Reps for 436 West 20th Street