



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

424 West 33 Street, Suite #580
New York, NY 10001
tel: 212-736-4536
www.nyc.gov/mcb4

JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

April 7th, 2025

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

Re: Proposed alterations to 140 West 18th Street

Dear Chair Carroll:

Manhattan Community Board 4 (MCB4), at its regularly scheduled meeting on April 2, 2025, voted unanimously to recommend to the Landmarks Preservation Commission (LPC) approval with conditions of a Certificate of Appropriateness for proposed alterations to 140 West 18th Street, one of a group of five individually designated former stables. **The Board recommends approval of the proposed alterations provided the narrow first-floor door opening on the east side of the façade is accurately restored to its original appearance replicating original arched brickwork and related elements, and the westernmost second-floor arched window is left in its current displaced position to reflect the building's age and unique history.**

Background

LPC's *Guide to New York City Landmarks* describes 140 West 18th Street as one of a group of 1864-65 stables that were individually designated in 1990:

These five landmark buildings are rare survivors of a row of thirteen private carriage houses designed in utilitarian round-arch style. Erected on a street devoted exclusively to stables, they served the large residences built north of 14th Street in the mid-19th century.

Application

The application is to replace the central street-level opening's roll-down shutter with a glazed storefront entrance. The narrow door-opening to the east would be heightened to replicate its originally taller and arched form, and its existing, non-original blank door would be replaced by a glazed door with half-round glazed transom filling the arch and recalling the historic condition. The non-original divided-light window to the central opening's west would be replaced with a fixed, single-pane window. This treatment is similar to nearby successful alterations of the building's four sister structures. Further, the westernmost second-floor arched window, which was displaced to one side at some point, would be relocated back into its original alignment.

Recommendation

CB4 finds the proposed alterations appropriate with the exception of the realignment of the second-floor window; this would erase an authentic and charming vagary of the building's specific history that makes its age legible. We ask that special care be taken to match the original brick, keystone, and other elements in heightening the narrow street-level door opening, using extant nearby examples as a model. This work should anticipate eventual stripping of paint from the façade, which we strongly encourage. A seamlessly matching reconstruction would then be of critical value.

Sincerely,



Jessica Chair
Chair
Manhattan
Community Board 4



Kerry Keenen
Co-Chair
Chelsea
Land Use Committee



Gregory Morris
Co-Chair
Chelsea
Land Use Committee

cc: Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, City Council
Applicant for 140 West 18th Street