CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR
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JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

November 14th, 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 windows at 473-475 West 22nd Street

Dear Chair Carroll:

Manhattan Community Board 4, at its regularly scheduled meeting on November 5, 2025, voted, by a vote of 44 in favor, 1 opposed, 0 abstaining, and 0 present but not eligible to vote, to recommend against approval of a Certificate of Appropriateness for proposed alterations to 473-475 West 22nd Street, a pair of matching, now-combined 1855 rowhouses in the Chelsea Historic District. The Board finds the proposed introduction of casement-operating sash at the bottoms of historically double-hung, third-floor windows on the street façade inappropriate. While these windows might be hard to distinguish from double-hung with the lower sash closed, they would have a strange and discordant appearance with the lower sash open. We note that the proposed design contradicts the requirements of the Commission's *Rowhouse Manual*, which calls for replacement windows on primary rowhouse façades in historic districts to match historic windows in operation. The board does not object to the proposed design for replacement rear-windows, which are not on a primary or publicly visible façade.

Sincerely,

Jessica Chait
Chair
Manhattan
Community Board 4

Gregory Morris
Co-Chair
Chelsea
Land Use Committee

cc: Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, City Council
Applicant for 473-475 West 22nd Street