CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR
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JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

December 16th, 2025

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

Re: Proposed alterations to 130-132 West 18th Street – Vertical Extension and Façade alterations

Dear Vice Chair Master:

Manhattan Community Board 4 (MCB4), at its regularly scheduled meeting on December 3, 2025, voted, by a vote of 43 in favor, 2 opposed, 2 abstaining, and 0 present but not eligible to vote, to recommend to the Landmarks Preservation Commission (LPC) denial of a Certificate of Appropriateness for proposed alterations to 130-132 West 18th Street, a combined pair of individually landmark-designated former carriage houses unless: the rooftop addition and any rooftop railing are redesigned to be invisible from the sidewalk opposite the street façade; the original masonry facade column straddling the two stable structures (centered on their original common wall) is reconstructed; and the height of the two wide openings is regularized at their historic height with no loss of historic fabric.

Background
LPC's *Guide to New York City Landmarks* describes 130-132 West 18th Street as two 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 for a rooftop addition, modifications of street-façade openings, and front door and window replacement.

Recommendation
MCB4 objects to the visibility from the public way of the proposed rooftop addition. We recommend that the Commission follows its policy of not approving rowhouse-rooftop additions that are visible from the opposite sidewalk—especially as, in the case of these two-story structures, a visible rooftop addition would have an even greater proportionate impact than on a three or four-story rowhouse.

We object to the proposal's apparent intention to raise the height of the wide opening centered on number 130 to match that of the wide opening centered on number 132, which appears to be higher than original and to reduce the height of the stone belt course running across its head. This belt course plays an important role in unifying all five of the remaining carriage-house facades. We recommend that these openings be restored to their original height and the belt course restored to its original height.

We appreciate the proposed restoration of the east- and west-most ground-floor openings to their original size and shape. We note that there is an opportunity to reconstruct the ground-floor rhythm of masonry piers and openings by reintroducing the broad pier formerly centered between the two structures in front of their former common wall. This would crucially restore the repeating A-B-A rhythm that so defined the ensemble of the original row of buildings. As noted in the Commission's Designation Report for 130-132, "the alternation of large and small arches are important elements in creating a strong sense of rhythm and harmony within the row."

In recent years, MCB4 has adopted a policy of recommending that rowhouse additions be limited to rear extensions at the two lowest levels, and calling for denial of any rowhouse-rooftop additions. We would deviate from this policy and accept a non-publicly-visible rooftop addition only if the applicant agreed to all of the recommendations listed above.

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
Owners\Representative of 130-132 West 18th Street