



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

NELLY GONZALEZ
Acting District Manager

October 7, 2014

Hon. Meenakshi Srinivasan
Chair
Landmarks Preservation Commission
Municipal Building, 9th floor
One Centre Street
New York, NY 10007

Re: Townhouse Renovation – 333 West 20th Street

Dear Chair Srinivasan:

At a regular Board meeting on October 1, 2014 Manhattan Community Board 4 by a vote of 33 in favor, 2 opposed, 0 abstaining and 0 present but not eligible, voted to recommend denial of an application for the replacement of the front doors at 333 West 20th Street. This vote reflects the recommendation of the CB4 Chelsea Land Use Committee which voted on this application on September 15, 2014.

The applicant proposes to replace the existing front doors of a single family house undergoing renovation. The existing doors have vertical glass panels, while the proposed replacements would have vertical solid wood panels and a horizontal glass transom above. The applicant stated that the current doors had been badly damaged and would be expensive to rebuild, and that the rebuilt doors might be weaker.

This house is directly at the sidewalk and doesn't have a stoop as some of the other houses on the street have and therefore is more easily accessible. The owners of the house would prefer solid wood door panels for privacy and security. The applicant pointed out that there are a number of doors with solid panels and glass transoms on this block.

The Board recommends denial of this application because the proposed doors would be a dramatic change in character for the building. The current doors with glass panels are harmonious with the building, consistent with the verticality established by the vertical windows on five floors. The proposed solid-panel doors with a horizontal transom interrupt this consistent verticality. The Board also believes that there are a variety of solutions to achieve privacy and security with glass door panels, noting that there are houses with similar glass panels located on both sides of the same street as the subject building.

Sincerely,

Christine Berthet
Chair

J. Lee Compton
Co-Chair
Chelsea Land Use Committee

Betty Mackintosh
Co-Chair
Chelsea Land Use Committee