



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

October 6, 2006

Hon. Robert Tierney
Chair
Landmarks Preservation Commission
One Centre Street, Ninth floor
New York, NY 10007

Re: 443-5 W. 22nd St.
Chelsea Historic District

Dear Chair Tierney:

Manhattan Community Board No. 4 thanks you for the opportunity to comment on the application to upgrade the mode of disabled access at 443-445 West 23rd Street by replacing the existing lift by a short ramp. After a presentation by the applicant to the Landmarks Task Force of the Board on September 21, 2006, the Task Force adopted the following letter of support with minor modifications. This was ratified by the full Board at its regular meeting on October 4, 2006 by a unanimous vote.

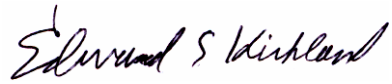
The proposed change to the disabled access to the Frederick Flemming House, a residence for elderly adults at the above address, is appropriate. The existing lift is clearly visible, old, and little used. It is to be replaced by a short ramp that will fit within the planted setback originally required on this block by Clement Clarke Moore.

This will be less conspicuous than the present lift. It will require some reduction of the existing plantings, but there is no uniformity on the treatment of the front yards on this block, and much of the planting will remain. A fence will be required to separate the gently inclined ramp from the sidewalk, and the presence and proposed design of the fence are consistent with nearby front yards. The suggestion that a fence also be installed on the opposite side of the entranceway is also consistent with other front yards on the block and with the symmetry of the building.

A door is to be installed in the existing entranceway, and we believe that the paneled wood door now proposed would be appropriate. We suggest that if possible it should be centered in the wide doorway to match the general symmetry of buildings on the block.

The Board is happy to support this application. Flemming House is a respected institution in Chelsea, and we are glad to note that the local block association also supports this application.

Sincerely,



Edward Kirkland
Chair
Landmark Task Force
Manhattan Community Board 4



J. Lee Compton
Chair
Manhattan Community Board 4