



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JEAN-DANIEL NOLAND

Chair

ROBERT J. BENFATTO, JR., ESQ.

District Manager

July 24, 2008

Hon. Robert B Tierney
Chair
Landmarks Preservation Commission
Municipal Building, Ninth floor
One Center Street
New York, NY 10007

**Re: Application at 361 West 22nd Street
Chelsea Historic District Extension**

Dear Chair Tierney:

Manhattan Community Board 4 is writing about the application for a Certificate of Appropriateness for a roof-top addition to the rowhouse at 361 West 22nd street in the Chelsea Historic District Extension. The Board has no objection to the application, but suggests a slight modification.

The application is for a small workroom to be constructed on the top of the existing rowhouse at 361, although a notice the Board received suggested that a rear extension might also be involved, probably because of a misreading due to an ambiguity in the layout of the application form. Because of the low buildings located on the northeast corner of Ninth Avenue and 22nd Street just to the west of the rowhouse, the proposed addition will be effectively visible from some 30 feet of sidewalk on the west side of Ninth Avenue just to the south of 22nd Street. A glimpse of the addition may be possible somewhat closer to 361, but at worst it would be minimal. There is no other public viewpoint from which the addition would be visible.

The view from the western sidewalk of Ninth Avenue will be of the addition against the background of a rooftop bulkhead with a water tank above it that is located on a building somewhat to the east and north on 23rd Street as well as of a certain amount of sky surrounding the tank and the structure below it. The addition itself will not impair any significant view of any historic feature or the sky.

Since the change will be minimal, the Board has no objection to the application. It does believe, however, that painting, as proposed, the addition in the dark color of the side wall of 361 is likely to make the addition stand out more prominently against its background-- the light-colored bulkhead and water tank of the building on 23rd Street. We

suggest seeking an intermediate tonality that will not contrast too much with the wall of 361 below the proposed addition and yet reduce the contrast with the lighter colors of the structures behind it and of the sky.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jd', with a horizontal line extending to the left from the 'd'.

Jean-Daniel Noland
Chair
Manhattan Community Board 4