



DELORES RUBIN
Chair

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District Manager

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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December 8th, 2017

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

Re: 349 West 22nd Street: Certificate of Appropriateness for Row House Alterations

Dear Chair Srinivasan:

On the recommendation of its Chelsea Land Use Committee, following a duly noticed public hearing at the Committee's meeting on November 20, 2017, Manhattan Community Board 4 (CB4), at its regularly scheduled meeting on December 6, 2017, voted, by a vote of 45 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, to recommend approval of a proposed project for alterations to the row house at 349 West 22nd Street in the Chelsea Historic District with one recommended change.

Background

349 West 22nd Street is an 1841 Greek Revival row house. The 1981 Chelsea Historic District Extension Designation Report notes that "No. 349 has had only slight alterations," continuing:

The Greek Revival entrance enframing survives, although the door with its large pane of plate glass is a later replacement. The brownstone stoop has fine iron railings with decorative iron urns atop the newels. All windows now have one-over-one sashes and the sheet metal cornice appears to be of somewhat later date.

Proposal

The proposed work includes:

- Restoring and repainting the existing, non-original front door
- Introducing a new basement door under the front stoop, in the location of an earlier gate
- Restoring and repainting the original front stoop railings, areaway fence and gate, and basement window grilles

- Building out the rear basement under the existing parlor-floor-level rear porch
- Introducing an exterior stair from the rear porch to the rear yard
- Introducing replacement painted wood windows with sash lights matching the original configuration at the front elevation except for attic windows
- Introducing of clad wood windows at rear façade locations except for attic windows

CB4 Analysis and Recommendations

CB4 recommends approval of the applicant’s proposal with one requested change. Restoration of the stoop railings which are highlighted in the Designation Report and reintroduction of the original front window sash divisions are especially appreciated.

CB4 takes exception, however, to the applicant’s proposed black color for the front windows and door enframing, as these are not consistent with the historic standard of white for these elements. White would also have a richer and livelier interaction with the color of surrounding brick, and would emphasize the windows and their historically accurate muntin configurations against the darker-appearing window glass as viewed in daylight. We strongly recommend substitution of white for black at these locations.

Sincerely,



Delores Rubin
Chair
Manhattan Community Board 4



John Lee Compton, Co-Chair
Chelsea Land Use Committee



Betty Mackintosh, Co-Chair
Chelsea Land Use Committee

cc: Maria Torres-Springer, Commissioner, NYC HPD
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Corey Johnson, City Council
Friends of the Highline