



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**COREY JOHNSON**  
Chair

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

October 4, 2012

Hon. Robert B. Tierney  
Chair  
Landmarks Preservation Commission  
Municipal Building, 9<sup>th</sup> floor  
One Centre Street  
New York, NY 10007

**Re: 449 West 21<sup>st</sup> Street**

Dear Chair Tierney,

Manhattan Community Board 4 is writing about the application by Steven Harris Architects LLP for approval of proposed work at 449 West 21<sup>st</sup> Street. The Board recommends approval of this application with one important exception.

The work consists of restoration at the front façade, an extension at the rear, and a rooftop addition.

The Board found the proposed work at the front façade to be an example of what beautiful restoration planning entails and recommends approval.

The Board recommends denial of the rear extension at its proposed height. Though we are aware that neighbors within the doughnut have built extensions that have been approved at LPC, none reaches the height of the fourth floor. Doing so will deprive abutters of light and air. We recommend that the extension be held at the third floor level. This is visually appropriate, as the block interior is in full view from the Clement Clark Moore Park.

The Board recommends approval of the rooftop addition as presently proposed. We believe its proposed height is appropriate to the district and is set back sufficiently from the cornice.

Sincerely,

Corey Johnson  
Chair

Pamela Wolff  
Chair, Landmarks Committee

cc: Steven Harris Architects LLP