



COREY JOHNSON  
Chair

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District Manager

CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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July 16, 2013

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

**Re: 465 W. 21<sup>st</sup> Street**

Dear Chair Tierney:

Manhattan Community Board 4 is writing in response <sup>1</sup> to an application by DIMO Engineering PC for approval of a rear yard extension and front window replacement at 465 West 21<sup>st</sup> Street in the Chelsea Historic District.

Rear Yard Extension

The rear yard proposal is for an additional 2 floors that goes out nine feet and has a proposed spiral staircase.

Given that the proposed addition can be seen at certain points from the neighboring park - Clement Moore Park – we believe the addition goes too far into the yard and should be pulled back. We feel it is important to reiterate what we said in our June 20<sup>th</sup> letter re 455 W. 22<sup>nd</sup> Street and the impacts on the open space within the interior of the block with rear yard additions. We express, again, to the Commission our concern for the cumulative impact of the erosion of open space within the interior of all of our blocks in the Historic District. The loss has been gradual and decremental, but the impact is substantial and permanent.

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<sup>1</sup> Letter is subject to Full Board ratification at the July 31, 2013 meeting.

A few recent examples of this are: 460 West 22<sup>nd</sup> St, 353 West 20<sup>th</sup> St, 327-329 West 22<sup>nd</sup> St, 438 West 20<sup>th</sup> St. Each of these rear additions encroached into the block interior by at least ten feet. This particular application is nine feet. The trend is clear, as is the result.

In addition, spiral staircases are not indigenous to the historic housing in this district and we recommend it be dropped for a utilitarian type staircase.

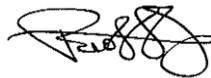
### Front Windows

The Board has no objection to this portion of the application. However, we have questions about the existing shutters. The applicant's representative was unsure if the shutter were on the house was the district was landmarked. Since LPC has pictures of the existing facades at the time of designation we ask that you look them over and if there were no shutters we recommend that they be removed, especially since no other building on the block has shutters. If shutters were on the building then we have no objection to their staying.

Sincerely,



Corey Johnson  
Chair



Pamela Wolff  
Chair, Landmarks Committee