



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

JESSE R. BODINE
District Manager

March 10, 2015

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

Re: Application for Townhouse Renovation at 471 West 21st Street

Dear Chair Srinivasan:

At a regular Board meeting on March 4, 2015, Manhattan Community Board 4 by a vote of 39 in favor, 0 opposed, and 0 abstaining and 0 present but not eligible to vote, voted to recommend approval of an application for a townhouse renovation at 471 West 21st Street. This vote reflects the recommendation of the CB4 Chelsea Land Use Committee which voted on this application on February 17, 2015.

The proposed townhouse renovation would include the rebuilding of the basement level and the replacement of a two-story wood addition in the rear yard. The replacement extension would consist of large, modern windows with wood frames painted black. New cladding would be buff-colored limestone. The proposed work would maintain the existing footprint of the building; the number of stories would remain unchanged. The frames of the existing double-hung windows on the upper fourth and fifth stories would be painted black and would match the windows in the new two-story rear extension.

The rear yard additions to townhouses along the north side of West 21st Street between Ninth and Tenth Avenues back up on Clement Clarke Moore Park and exhibit a variety of styles. The proposed extension replacement for 471 West 21st Street is not out of character.

CB4 recommends to the Landmark Preservation Commission approval of this application.

Sincerely,

Christine Berthet
Chair

J. Lee Compton
Co-Chair
Chelsea Land Use Committee

Betty Mackintosh
Co-Chair
Chelsea Land Use Committee