



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JEAN-DANIEL NOLAND

Chair

ROBERT J. BENFATTO, JR., ESQ.

District Manager

June 19, 2008

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

Re: 152 Ninth Avenue, rooftop addition

Dear Chair Tierney:

Manhattan Community Board 4 is writing in response to the application for a Certificate of Appropriateness for a rooftop addition on the building at 152 Ninth Avenue on the western boundary of the Chelsea Historic District. The Board believes that the proposed addition is not appropriate since it would be excessively visible from the public way.

The proposed rooftop addition would be 10 feet high, set back from the building line on the front and sides, and constructed with brick sides and a zinc-framed glass front on the avenue front. These materials are designed to blend in with the background of brick walls and dark roofs. It would be the only rooftop addition in this row of avenue-type row houses with stores on the ground floor that have up to the present maintained their historic roofline.

The addition would be visible from many locations in the area. On the east side of Ninth Ave the addition would be only minimally visible from the public way across 19th Street over a partial gap in the north street wall. On the western sidewalk of Ninth Avenue, in contrast, it would be visible from south of 16th Street to north of 20th Street, with the full structure completely visible near the intersection of 19th Street and along the block front to the north. In this area it would also be visible from the streets to the west of Ninth Avenue, especially 19th Street, where an eastbound walker would get a full view of the proposed addition along most of the southern sidewalk.

An interesting presence in eastern views from this part of Chelsea is the occasional sight, peeping over the rooftops, of the tower of St. Peter's Church, a vernacular Gothic Revival church on 20th Street in the Historic District that is closely associated with Clement Clarke Moore and the founding of Chelsea. This view with the tower directly in front of the walker is particularly striking as one goes eastward on 19th Street towards Ninth

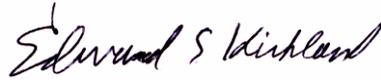
Avenue. The proposed rooftop addition would block or diminish much of this view, especially in the leafless season.

For these reasons Community Board 4 cannot accept the proposed rooftop addition as proposed as appropriate, since it would diminish the character of the Historic District as seen from the west.

Sincerely,

Handwritten signature of Jean-Daniel Noland, consisting of the initials 'Jd' in a cursive style.

Jean-Daniel Noland
Chair, Manhattan Community Board 4

Handwritten signature of Edward Kirkland, written in a cursive script.

Edward Kirkland
Chair, Landmarks Task Force

c.c:

Applicant
Manhattan Borough President Scott M. Stringer
Speaker Christine Quinn
Assembly member Richard Gottfried
Senator Thomas Duane
Save Chelsea
Council of Chelsea Block Associations