



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

JESSE BODINE
District Manager

January 14, 2015

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

**Re: Application for Townhouse Renovation
354 West 20th Street**

Dear Chair Srinivasan:

At a regular Board meeting on January 7, 2015, Manhattan Community Board 4 by a vote of 33 in favor, 1 opposed, and 0 abstaining and 0 present but not eligible, voted to recommend approval of an application for a townhouse renovation. This vote reflects the recommendation of the CB4 Chelsea Land Use Committee, which voted on this application on December 15, 2014.

The proposed townhouse renovation would maintain the existing footprint of the building. CB4 is pleased that the proposal seeks to restore the front facade to its original style. Security bars will be removed and the single front door will be replaced with two doors and a transom above which will be consistent with the historic style of adjacent houses.

An addition, a penthouse, will be added above the 4th floor, on the roof, and set back from West 20th Street, so it will not be seen from the sidewalk across the street.

In the rear of the property, a brick shed and brick walls will be demolished, allowing for more light and better air flow; a fence, similar to nearby fences, will be constructed around the back yard. The applicant is proposing to remove the existing rear facade of the townhouse. Aluminum windows would be replaced with larger steel windows for the top two floors, and steel sliding folding glass doors with balustrades for the bottom two floors to bring in more light. We are in support of this change since the rear facades of neighboring townhouses are of varying styles. The applicant will salvage and reuse bricks from the backyard walls and shed on the rear façade. There is no extension to on the rear of the building.

CB4 recommends approval of this proposal to LPC.

Sincerely,



Christine Berthet
Chair



J. Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee