



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
Chair

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

August 2, 2012

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

Re: 327-329 West 22nd Street

Dear Chair Tierney,

Manhattan Community Board 4 is writing about the application presented by Calvert Wright Architecture to alter the above referenced properties.

327 and 329 West 22nd Street are identical four story residential buildings with brick and brownstone street (south) facades, with separate historic wood-framed two-story tea porches at the north (rear) yards.

The applicant proposes to combine the two properties into a single nine unit residential building with a setback rooftop addition and an elevator bulkhead and mechanicals at the roofs.

The Board recommends approval of the above work.

The applicant proposes to replicate the missing cornices per the 1930 tax photo, and to replace the existing modern iron fence with a gated fence extended to include landscaping space, making it flush with the neighboring fencing. The ironwork pattern is to match the existing railing at the front stoops.

The Board recommends approval of the above work.

The applicant proposes the construction of a three-story plus basement rear yard extension.

After thoughtful discussion the Board voted to deny the request for the extension at 327 and recommends restoration of the existing elements of the porch. It further recommends approval of the extension at 329, which does not impinge upon the neighbor to the west.

The reasoning for this split recommendation is that the neighbor to the east, whose home is shallower at the rear than 327, expressed concerns that the proposed extension will deprive

her of light and air, as well as destroy the historic elements of the tea porch. In addition, the Board recognizes the importance of retaining open space in the interior of the block, “the doughnut”, and strives to reach compromises that are equitable.

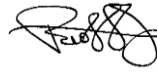
Sincerely,



Corey Johnson
Chair



Damyanti Radheshwar
Co-Chair, Landmarks Committee



Pamela Wolff
Co-Chair, Landmarks Committee

cc: Speaker Christine Quinn
Manhattan Borough President Scott Stringer
NYS Senator Thomas Duane
NYS Assemblyman Richard Gottfried
Congressman Jerrold Nadler