



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, New York 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

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: 460 West 22nd Street

Dear Chair Tierney,

Manhattan Community Board 4 is writing about the application presented by architect William Suk to alter the above referenced property. According to the 1970 Chelsea Historic District Designation Report, 460 West 22nd Street was built in the Italianate style in 1854 for Henry Lilleck as a two-bay English basement house. It was never part of a group. The report also specified that the building remained in its original condition, with the exception of the cornice, windows and ironwork. The building anchors the west end of the row of historic houses on the south side of W. 22nd Street.

The Committee commends the applicant's proposal, which seeks to restore aspects of the historic street façade of the house based on the historic tax photograph:

1. Replace existing windows with two over two lights as shown;
2. Restore lintels and sills;
3. Restore existing cornice; replicate if the condition is poor; and
4. Repair and restore existing ironwork in which some details are missing.

The Board recommends approval of these items.

The applicant seeks approval to repaint the façade white.

The Board noted that the tax photograph shows an unpainted red brick façade sharing a party wall with its neighbor and recommends removing the paint, cleaning the bricks, and re-pointing as needed.

The applicant's proposal also seeks to make several significant changes. At the west façade, facing Clement Clarke Moore Park, the applicant requests permission to repair the masonry as required and

to add four property line windows at the second floor level. This is not an architecturally significant façade.

The Board recommends approval of this change.

The most notable portion of the applicant's proposal includes a two-story extension at the rear (south) façade, which will be clearly visible in part from the popular playground portion of the Park, as well as projecting beyond the rear façade of the neighboring building, adversely affecting light and air at that property.

The Board recommends denial unless the applicant decreases the ten foot extension so that the negative impact (light and air) on the adjacent building at 458 W. 22nd Street is minimized.

The applicant seeks to modify the grade of the rear yard, which presently is at the same level as its abutters on both sides, so that it is level with the basement level.

The Board recommends denial unless this plan is modified to accommodate the existence of a historic tulip tree which is the central feature of this yard, and is seen and enjoyed by the residents of the interior of the block, as well as by the Park users.

At the roof a penthouse is proposed with glass exposure along the north, west and south elevations. This addition was presented as not being significantly visible from W. 22nd Street, Tenth Avenue, or the playground.

Although concerns were expressed about impact on the Park, the Board recommends approval of this addition.

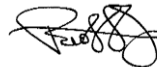
Sincerely,



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