



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
Chair

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

March 5, 2013

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

Re: 438 W. 20th Street

Dear Chair Tierney:

Manhattan Community Board 4 is writing¹ in response to an application by Thomas Vail Architects for approval of proposed work at 438 West 20th Street, an 1853 row-house in the Chelsea Historic District.

The work consists of a one-floor penthouse addition and modifications to an existing two-story wood-framed rear extension. None of the work will be visible from a public way.

The penthouse addition will be clad in brick matching that of the existing house and will be set back 3'-0" from the rear masonry building face and 12'-10.5" from the front building face, creating a front roof terrace. The penthouse will have a front deck with a railing set back 4'-0" from the front building face. Front setbacks place the new penthouse and front railing outside lines of sight from the opposite sidewalk of West 20th Street.

The rear extension to be altered is of a historic local type called a tea porch. Its door opening will be enlarged to allow introduction of new paired doors and its window openings will have their sills lowered to allow replacement with taller windows. The tea porch's existing vinyl siding will be replaced with wood-simulating fiber-reinforced concrete siding.

The project includes window replacement which has been separately approved by Commission staff.

The Board recommends approval of this application.

Sincerely,

Corey Johnson
Chair

Pamela Wolff
Chair, Landmarks Committee

cc: Beyer Blinder Belle, LLP
NYC Council Speaker Christine Quinn

¹ This is subject to ratification by MCB4 at March 6, 2013 Full Board meeting.