



**CHRISTINE BERTHET**  
Chair

**JESSE BODINE**  
District Manager

CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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

October 23, 2015

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

**Re: 437 West 22<sup>nd</sup> Street – Window replacement**

Dear Chair Srinivasan:

At a duly noticed public meeting the Chelsea Land Use Committee of Manhattan Community Board 4 (MCB4), voted to recommend denial of an application for aluminum-clad replacement windows on the street façade of the rowhouse at 437 West 22<sup>nd</sup> Street in the Chelsea Historic District. This recommendation is subject to ratification by the Board at its November 2015 meeting and is being sent now due to the application's hearing date of October 27th.

The applicant claims the right to install these windows despite LPC Permit's description of wood windows, on the grounds that supporting drawings cite aluminum-clad windows. The Board finds that this was clearly an oversight on the part of the Landmarks Preservation Commission and that wood windows only should be allowed, following the Commission's approval precedent in all historic districts, and in line with the standard requirement for wood replacement windows to which neighboring building owners in the Chelsea Historic District have been held. This is consistent with the Commission-published *Rowhouse Manual* for historic district properties, which on page 15 states that:

New windows should be designed to match the historic windows in configuration, operation, material, finish and details.

Making a clear distinction, the *Rowhouse Manual* further states on page 15:

Replacement windows on rear or secondary facades that are visible from a public thoroughfare should match the historic windows in configuration and finish but not necessarily the material.

Given the street façade location of the proposed new windows, there is no question that only wood windows matching the historic ones should be allowed, not aluminum-clad windows.

Sincerely,



Christine Berthet  
Chair



J. Lee Compton  
Co-Chair  
Chelsea Land Use Committee



Betty Mackintosh  
Co-Chair  
Chelsea Land Use  
Committee