



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**COREY JOHNSON**  
Chair

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

February 1, 2012

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

**Re: 100 West 23<sup>rd</sup> Street: Storefront**

Dear Chair Tierney:

Manhattan Community Board 4 is writing about the application by the building architect MGS Studio for replacing the existing storefront at 100 West 23<sup>rd</sup> Street. This building falls within the Ladies' Mile Historic District in the Chelsea section of Community District 4. A parallel application for the upper floors is currently under review by the Commission.

The 5-story building is located at the corner of West 23<sup>rd</sup> Street and Sixth Avenue. It appears to have been built in the 1870s with some early alteration in 1898. The earliest image is that available from the Tax Lot Photos show a cast-iron structural frame building with storefront and windows—all framed in cast iron. On the ground floor were a large plate-glass storefront and windows also framed in cast iron. Over the years and through a series of changes the ground floor has been completely altered. It is currently dominated by sheet-metal at this level a infill with windows and entrances on both façades.

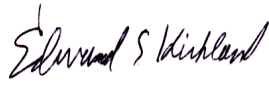
The application proposes to remove the existing modern infill façade at the first floor and replace it with new aluminum and glass storefront doors and windows using the type and proportions of glass and framing similar proposed for the 2<sup>nd</sup> floor in the parallel application currently under review by the Landmarks Preservation Commission for replacement of windows and for painting the façade from the 2<sup>nd</sup> floor up. The existing cast iron framing and the new aluminum storefront framing are proposed to be painted the same colors as the colors selected for the upper stories. A sign band with the name and logo of the new business is proposed above the aluminum and glass storefront. The details are generally appropriate.

The Board commends the cooperation between the architects, who have worked together to achieve an appropriate and unified resolution to the remodeling of the structure at this very important corner location in the Ladies Mile Historic District. The Board supports the proposed work and recommends its approval by the Commission.

Sincerely,



Corey Johnson  
Chair



Edward Kirkland  
Co-Chair  
Landmarks Committee

[signed 2/1/2012]

Damyanti Radeshwar  
Co-Chair  
Landmarks Committee

cc: Applicant