



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**COREY JOHNSON**  
Chair

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

March 6, 2013

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

**Re: 210 11<sup>th</sup> Avenue – Master Plan**

Dear Chair Tierney,

Manhattan Community Board 4 is writing in response to an application by Michael Zenreich, PC Architects for approval of a Master Plan for complete re-fenestration at 210 Eleventh Avenue, a full block front property between 24<sup>th</sup> and 25<sup>th</sup> Streets in the West Chelsea Historic District.

The 1910 building has at its west elevation on 11<sup>th</sup> Avenue a remarkably well proportioned facade of eleven stories.

Few changes have taken place over the decades, consisting mostly of window replacements made as necessity required.

The current proposal reflects the owner's desire to return the building to its original appearance, with aluminum windows expressing the visual effect of those remaining original windows apparent on the sixth and seventh floors. These windows are two over two and three over three tilting steel sash. The proposal is for the same configuration, but with double hung sash. Existing fixed transoms, installed as part of earlier replacements, will be eliminated, creating a cleaner appearance, and enhancing the verticality of the arched bays seen on both the 11<sup>th</sup> Avenue and the 25<sup>th</sup> Street facades.

Louvres, which presently are at random locations, will be organized into two vertical columns on the 25<sup>th</sup> St elevation, and removed entirely from the 11<sup>th</sup> Avenue façade.

CB 4 Landmarks committee has its own bias preferring steel replacement windows to aluminum. That said, given the realities, in this instance we feel that the proposed aluminum replacement windows will present virtually the same visual effect as the originals.

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