



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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

CHRISTINE BERTHET
Chair

JESSE BODINE
Acting District Manager

December 10, 2014

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

**Re: Window Replacement, Louver Addition, Platform Addition and Canopy
Re-introduction – 239-241 Eleventh Ave**

Dear Chair Srinivasan:

At a regular Board meeting on December 3, 2014 Manhattan Community Board 4 by a vote of 38 in favor, 0 opposed, and 0 abstaining and 0 present but not eligible, voted to recommend approval of an application for first- and second-floor window replacement, introduction of louvers in selected existing second-floor openings, introduction of access platforms to first floor retail areas, and re-introduction of canopies to east and north facades. This vote reflects the recommendation of the CB4 Chelsea Land Use Committee which voted on this application on November 17, 2014.

The applicant proposes for the historically early all-concrete Baltimore and Ohio Railroad 26th Street Stores Building to replace the existing second-floor windows with new steel and insulated glass windows patterned and painted to match existing windows, although some of the existing second-floor windows will be replaced with similarly painted louvers in a minority of locations yet to be determined by mechanical system ventilation needs. The applicant proposes to replace first-floor loading bay doors with storefronts having either similarly patterned glazed doors and sidelights as the windows above them, or more modern-appearing glazed doors and sidelights having larger glass lights, and with vertical mullions at third points, recalling the major tripartite division of the windows above. These more modern storefronts will be in the location of current loading bays, and will echo their plainer appearance. The applicant proposes to introduce new painted steel access platforms and glazed steel-framed canopies which are in keeping with the industrial character of the building and with long-removed canopies visible in historic photos. The applicant proposes creation of a recessed entrance along three bays of West 26th Street which will not alter existing opening dimensions, and which will create a loggia-like entrance space. This will add a welcome sense of depth and recall the un-glazed voids which the historic loading bays would have presented with their rolling doors open.

The Board commends the applicant and architect for a thoughtful, consistent and appropriate solution successfully supporting both adaptive re-use and preservation of historic character.

The Board has two recommendations: collection and re-use of graywater runoff from the proposed canopies; and stronger indication of the accessible entrance location and its wheelchair lift. If possible, the accessible entrance and lift should be moved closer to Eleventh Avenue to shorten travel distance for the disabled along their most likely path of approach.

Sincerely,



Christine Berthet
Chair



J. Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee

CC: Manhattan Borough President Office, Gale A. Brewer