



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
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District Manager

March 12, 2012

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

**Re: 220 Twelfth Avenue
West Chelsea Historic District**

Dear Chair Tierney:

Manhattan Community Board 4 is writing about the application by the building Architect, Windigo Architecture, LLC for approval of proposed master plan to serve as pre-approved guideline for replacing the existing windows as becomes necessary. The proposal addresses the windows from 2nd floor and up for the entire building. The replacement windows are proposed to be insulated glass windows replicating the historic profiles in modern materials with applied muntins for divided lights.

The Landmarks Committee commends the applicant for a very thoughtful and clear presentation. Though the proposal is to simplify and regularize the window types, the committee believes that respecting the historic nature of this building the applicant should give proper consideration to the comments from this committee as discussed below.

The building, as existing, is located on a full block between 11th and 12th Avenue from West 27th to 28th Street built between as 26 separate parcels over a period of years as storage/warehouse building. It was landmarked in 2008. At that time 70% of the existing windows had been recently replaced. The master plan submittal includes documentation of the type of the existing windows on all four elevations of the building. The window types are categorized A, B and C based on the window openings, specific to the head conditions. At end of the block, the elevations facing 11th and 12th Avenues and wrapping around the corner, have predominantly full arch windows, type A. North and south elevations facing West 27th and 28th Streets have mix of segmented arch and rectangular windows, type B and C. Besides the three major window types, overall there are 24 different styles and sizes. The proposal tries to regularize windows to provide pre-approved guidelines for future replacement of the windows.

The Landmark Committee is concerned about overly unifying the window types. It believes that this building was not built as a single building at one time. Though the east and west elevations were given

important consideration with the full arch windows, on the other two elevations window type and size varied, which created visual interest by breaking monotony on these long elevations.

Additionally:

Type A- the full arch window, the existing windows are divided in 3 sashes with a wide horizontal stile band separating the middle and upper sashes. The proposal omits this band creating poorly proportioned window unit. The applicant explained that this band is an obstruction at eye level. Section through the building should be required to demonstrate this condition.

The type A windows are all proposed to have divided lights, however the survey of the existing shows variety of windows in this type.

Type B – the segmented arch window, the proposal is without any divided light while the survey of the existing shows about 1/4th the existing windows with the divided lights.

Also, the proportion of the sashes is shown to be different from the historic. The horizontal stile band between the operable lower sash and the fixed upper sash should follow the dimensions of the existing.

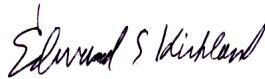
Type C – the rectangular window, the proposal is to have all the windows with divided lights. The existing survey shows a variety of sizes and sashes. Most of the rectangular windows are mid block within the taller segments of the building.

There are a few smaller rectangular windows on the 12th Avenue elevation. The committee agrees with the applicant that these could be single sash fixed window without divided lights.

Sincerely,



Corey Johnson
Chair



Edward Kirkland
Co-Chair
Landmarks Committee

[signed 3/12/2012]

Damyanti Radeshwar
Co-Chair
Landmarks Committee

cc: Applicant