



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

JESSE R. BODINE
District Manager

July 1, 2015

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

Re: LPC Application for 525 West 26th Street: Exterior Stair Removal and New Windows

Dear Chair Srinivasan:

On the recommendation of its Chelsea Land Use Committee, the Executive Committee of Manhattan Community Board 4 (CB4) voted to recommend approval of the proposed application at 525 West 26th Street which is located in the West Chelsea Historic District. This recommendation is subject to ratification by the Board at its July 22, 2015 meeting.

The building is a factory-like structure with windows and facade altered before the West Chelsea Historic District was established. The applicant proposes to remove an exterior steel sidewalk stair. The staircase is rusted and unattractive and has become a hazard to pedestrians who bump into it. This staircase is not original to the building but is in the location of an earlier, more ornate stair (as seen in historic photographs). It cannot be rebuilt to its original design because it would not be code-compliant. The applicant also proposes to replace the steel panel door at the top of the staircase with a large window and add two new windows on the first floor. The new windows would be designed to match the existing windows.

CB4 believes that the proposed improvements will enhance the façade of this building, be consistent with the look of other factory-like buildings on the block and not detract from the West Chelsea Historic District.

CB4 recommends that the Landmark Preservation Commission approve this application.

Sincerely,



Christine Berthet
Chair



J. Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee