



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

BURT LAZARIN
Chair

JESSE R. BODINE
District Manager

October 4, 2019

Sarah Carroll, Chair
Landmarks Preservation Commission
Municipal Building, 9th floor
One Centre Street New York, NY 10007

Re: 547 West 26th Street, Changes to Entrance Doors and Windows

Dear Chair Carroll:

On the recommendation of its Chelsea Land Use Committee, following a duly noticed public hearing at the Committee's meeting on September 16, 2019, Manhattan Community Board 4, at its regularly scheduled meeting on October 2, 2019, voted, by a vote of 37 in favor, 0 opposed, 0 abstaining, and 0 present but not eligible to vote, to recommend approval of the proposal for a Landmarks Preservation Commission (LPC) Certificate of Appropriateness.

Background

547 West 26th Street is located in the West Chelsea Historic District. It is a one-story brick garage building with a 140-foot frontage designed by Charles H. Caldwell in 1912-14. The building was originally used by an ornamental metal company; then it was utilized for various vehicular purposes. A theater occupied the building for many years. Commonly known as the "Caldwell Factory Building," it is now used as an event space.

Proposal

There are two ground floor entrances on the east side of the building. The planned interior reconfiguration of the building requires additional means of egress. The proposal includes:

- Replacement of the two existing pairs of flush entrance doors on the east side of the building with pairs of partially glazed doors;
- Addition of two new doorways at the bottom of existing window locations on the west side of the building.

The new doorways will have doors matching those on the east side; the upper part of the existing windows above the new doors will be maintained. The four new doorways will be multi-light steel and glass doors, based on existing glazed infill.

A number of changes to the interior of the building were approved at the staff level of LPC, including the addition of a shared kitchen, a flexible center wall and the relocation of restrooms.

CB4 Recommendation

The proposed changes are consistent with the industrial aesthetic of the building and reflect the reuse of other industrial buildings in the area. The additional access is important for building safety. CB4 recommends approval of this proposal.

Sincerely,



Burt Lazarin
Chair
Manhattan Community Board 4



Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee

cc: Hon. Corey Johnson, Speaker, City Council
Hon. Gale Brewer, Manhattan Borough President
Owners/Representatives of 547 West 26th Street