



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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LOWELL D. KERN
Chair

JESSE R. BODINE
District Manager

February 7, 2020

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

Re: 210 Eleventh Avenue – 25th Street Loading Dock

Dear Chair Carroll:

On the recommendation of its Chelsea Land Use Committee, following a duly noticed public hearing at the Committee's meeting on January 21, 2020, Manhattan Community Board 4 (CB4), at its regularly scheduled meeting on February 5, 2020, voted, by a vote of 39 in favor, 0 opposed, 0 abstaining, and 0 present but not eligible to vote, to recommend – pending a clarification detailed below - approval of the application to replace a non-functioning loading dock with an at-grade pedestrian entrance.

Background

210 Eleventh Avenue has gradually been converted from its original manufacturing uses to art gallery and office uses. It was included in the West Chelsea Historic District when the district was designated in 2008. In addition to an ADA-compliant entrance on Eleventh Avenue, the building has three entrances on West 25th Street.

Description of the Proposal

The applicant proposes to replace the remnants of a loading dock at the building's easternmost West 25th Street entrance with at-grade doors, interior stairs and a non-passenger, material-handling lift. The exterior stairs will be removed. The frame, cables and supports of the existing canopy will remain, but the plexiglass awning material will be replaced with visually similar composite frosted glass. The existing tenant-specific pennant support will remain.

At the request of the Landmarks Preservation Commission the applicant will probe for sidewalk lights and will take appropriate action based on what is found. The applicant also will add a horizontal element above the new doors to complement a similar element on the door two bays to the west.

Analysis and Recommendations

While the Board generally does not welcome the removal of loading docks from historically manufacturing buildings, we note that this has not functioned as a loading dock for a very long time and even lacks the necessary curb cut. We believe the proposed change will benefit both the community and the users of the building by freeing up the sidewalk and improving the appearance of the building. We are particularly very supportive of the glass replacement the applicant's architect found for the existing plexiglass.

The Board notes that on drawing A-102.00 of the application the arch of the subject entrance is shown as being lower than the other arches on the West 25th frontage of the building, in both the existing and proposed north elevations. This contradicts the existing condition as determined by visual inspection and photographs in the application. The applicant stated that drawing A-102.00 was inherited and is incorrect, that the arch of the new entrance would align with the others and that the drawing would be corrected before being included in the final submission.

Conclusion

Community Board 4 recommends approval of the proposed application subject to the promised correction to drawing A-102.00 and to appropriate action based on the probing for sidewalk lights.

Sincerely,



Lowell D. Kern
Chair
Manhattan Community Board 4



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee



Lee Compton
Co-Chair
Chelsea Land Use Committee

Cc: Hon. Corey Johnson, Speaker, City Council
Hon. Gale A. Brewer, Manhattan Borough President
Representative of 210 11th Avenue