



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD FOUR**

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**LOWELL D. KERN**  
Chair

**JESSE R. BODINE**  
District Manager

June 7, 2021

Sarah Carroll, Chair  
Landmarks Preservation Commission  
David N. Dinkins Municipal Building, 9<sup>th</sup> Floor North  
1 Centre Street  
New York, NY 10007

**Re: Proposed Storefront and Signage Changes to the Starrett-Lehigh Building, 601 West 26th street, Manhattan**

Dear Chair Carroll:

On the recommendation of its Chelsea Land Use Committee, following a duly noticed public hearing at the Committee's meeting on May 17, 2021, Manhattan Community Board 4 (CB4), at its regularly scheduled meeting on June 2, 2021, voted, by a vote of 45 in favor, 0 opposed, 1 abstaining, and 0 present but not eligible to vote, to recommend approval of an application to the Landmarks Preservation Commission (LPC) for specific storefront and signage changes.

**CB4 recommends approval. The proposed changes would not significantly detract from the building's character and are warranted by its existing use. CB4 strongly recommends using the sidewalk-level storefront at the north end of Twelfth Avenue as display space, perhaps featuring a mural or historic local images to enliven a blank wall to avoid the look of a vacant space.**

The Starrett-Lehigh Building, on the block between West 26<sup>th</sup> and 27<sup>th</sup> Streets, is an Individual Landmark and located in the West Chelsea Historic District. The storefront change varies from the approved Master Plan for the building, and is intended to be an interim installation, to create a more attractive frontage. The Master Plan is not being changed. The building owner is committed to revising the storefront treatment to reflect the Master Plan after the existing tenant leaves the building.

CB4 approves signage being shifted from the market entrance to the West 26<sup>th</sup> Street main entrance; and smaller signs at the market entrances on West 26<sup>th</sup> Street and 11<sup>th</sup> Avenue.

We note that the submission's rendering of the storefront area needs to be reconciled with its line drawings, which show lower glazing and mezzanine glazing of roughly equal height. CB4 also requests verification that the currently depicted, paired doors in this area of storefront would be recessed far enough to comply with New York City Building Code Article 3202.2.1.1, which limits fully open doors to 18 inches of projection beyond the street line.

We are pleased that the applicant will seriously consider adding an historic-themed graphic on the storefront at the north end of Twelfth Avenue, will revisit the extremely bright lighting on West 26<sup>th</sup> Street, and will be adding a person to direct loading and unloading.

Sincerely,



Lowell D. Kern  
Chair  
Manhattan Community Board 4



Betty Mackintosh  
Co-chair  
Chelsea Land Use Committee



Paul Devlin  
Co-chair  
Chelsea Land Use Committee

cc: Lisa Kersavage, Executive Director NYC LPC  
Hon. Corey Johnson, Speaker, City Council  
Hon. Gale A. Brewer, Manhattan Borough President