



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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JEFFREY LEFRANCOIS
Chair

JESSE R. BODINE
District Manager

August 1, 2023

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

Re: LPC Application for 115 West 18 Street door replacement

Dear Chair Carroll,

On the recommendation of its Chelsea Land Use Committee, at its regular Board meeting on July 26, 2023, Manhattan Community Board No. 4 (MCB4), by a vote of 36 in favor, 0 opposed, 1 abstaining and 0 present but not eligible to vote, voted to recommend denial of the door replacement at 115 West 18th street.

Background

The building at 115 West 18th Street, is located in the Ladies' Mile Historic District. WeWork, a tenant of the building installed a door inconsistent with previously received LPC staff level approval and, as a result, the building has been found to be in violation. The tenant is now seeking approval of the current door, in an effort to resolve the violation so they may proceed with other proposed work in the building.

Proposal


The applicant is requesting that the currently installed door be approved by the Landmarks Preservation Commission (LPC). Insufficient information was provided to ascertain whether this is an appropriate choice, consistent with the historic nature or fabric of the district.

CB4 Recommendation

CB4 recommends denial of the application. The tenant willfully disregarded clear instructions provided by LPC. Moreover, the building is lacking a consistent or cohesive entry way, with three doorways the applicant showed, each having a different look and feel. CB4 recommends denial of this application, and requests that a building master plan be developed before any authorization or legalization can be provided, and

that such a plan be done in conjunction with a review of the historical context of the district within which it sits.


Sincerely,



Jeffrey LeFrancois
Chair
Manhattan
Community Board 4



Jessica Chait
Co-Chair
Chelsea Land Use
Committee



Kerry Keenan
Co-Chair
Chelsea Land Use
Committee

cc: Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, City Council
Owners and Representatives of 115 West 18 Street