



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JOHN WEIS
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

February 5, 2011

Hon. Robert B. Tierney
Chair, Landmarks Preservation Commission
Municipal Building, ninth floor
One Centre Street
New York, NY 10007

Re: 515-519 West 26th Street

Dear Chair Tierney:

At its stated meeting on February 3, 2011, Manhattan Community Board 4 ratified the following recommendation of its Landmarks Committee based on a presentation on January 19th by an architect for proposed new/replacement windows at 515-519 West 26th Street in the West Chelsea Historic District. The Board believes the proposed windows are not appropriate because they do not reflect the dominant historic type in this portion of the West Chelsea Historic District.

The type of windows in much of the West Chelsea Historic District and in particular this immediate area is the general type found in warehouse and manufacturing buildings in at least the eastern portion of the country during the period of major significance of most of this historic district, the late 19th Century and the first half of the 20th. This type is that of multi-pane windows composed of rectangular panes held in a metal sash or framework. These frames may be of varying size, and are typically of steel mounted on horizontal pivots. This type of window is found in many locations in this section of the historic district, in particular on upper and side stories of buildings such as the group on which the proposed windows are to be located, and on almost all floors of such major buildings nearby as the Wolff Building directly opposite the group and the Williams Warehouse opposite and just to the east. They contribute significantly to its sense of place. Nearby windows of other types are almost all recent pre-designation replacements, typically installed on lower floors, often to call attention to such uses as art galleries.

The mode of operation cannot always be determined where the windows are closed, as most are during the current weather, but the bulk of the historic multi-pane windows are to be pivoting windows of various types, mostly pivoting at or near the center. The Wolff Building in particular has striking pivoting sash, still frequently in use, that gives a distinctive character to the street.

The Board believes that replacement windows and new windows of buildings in the portions of the West Chelsea Historic District where this multi-pane type of pivoting steel windows historically dominates should be of this general type. The historic steel is preferable, but properly treated aluminum can be made acceptable. Horizontal pivoting windows of some type are strongly preferable, but other modes of operation may be

acceptable if historically present in the immediate area. These principals should be the basis for new or replacement windows on the locations for which this application is being made.

Sincerely,

		
John Weiss <i>Chair</i> Manhattan Community Board 4	Edward S. Kirkland Co-Chair Landmarks Committee	John D. Lamb Co-Chair Landmarks Committee

CC: applicant