



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**COREY JOHNSON**  
Chair

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

February 1, 2012

Hon. Robert B Tierney  
Chair  
Landmarks Preservation Commission  
Municipal Building, 9<sup>th</sup> floor  
One Centre Street  
New York, NY 10007

**Re: 100 West 23<sup>rd</sup> Street: Upper Floors**

Dear Chair Tierney:

Manhattan Community Board 4 is writing about the application by the building architect Michael Schmitt, PC for replacing the existing windows above the 1st floor and painting the existing cast iron façade at 100 West 23<sup>rd</sup> Street. This building falls within the Ladies' Mile Historic District in the Chelsea section of Community District 4.

The five-story building at the corner of West 23<sup>rd</sup> Street and Sixth Avenue appears to have been built in the 1870s with early alterations in 1898. The earliest images available seem to be the Tax Lot Photos and show a cast-iron structural frame building with storefront and windows in cast-iron frames. While this is plausible as representing the original character, we regret the absence of other documentation over such a long period.

At the 2<sup>nd</sup> floor the photos show large plate glass windows with square heads. The 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors have cast-iron arched openings with double-hung glass windows. Through numerous alterations over the years (no documentation was provided) all the windows have been altered, with smaller glass panes on the 2<sup>nd</sup> floor and jalousie windows on the 3<sup>rd</sup> through 5<sup>th</sup> floors. At the roofline the metal cornice was removed and replaced by an ornamental guardrail. . The cast-iron façade was painted various colors over the years.

The architect proposes to replace the existing windows with Traco aluminum and glass windows within the existing cast-iron framing, with a result close to the image from the Tax Photos. Windows on the 2nd floor on the Sixth Avenue side are proposed to be large fixed aluminum and glass with one tilt and turn window in the center. We query this unhistoric detail.. On the West 23<sup>rd</sup> Street side similar large aluminum and glass windows are proposed with one aluminum and glass door for access to the fire escape. The windows from the third to fifth floor are proposed to be insulated glass, single-hung in the

arched openings with applied curved aluminum plate, front and back, matching the curve of the window head. The aluminum appliqué is to be painted the same color as the window frames.

The existing cast-iron façade and fire escape are proposed to be painted with A- Benjamin Moore Paint Color AC-26. The aluminum window frames, sashes and ornamental guardrail at roof are proposed to be painted Paint Color B-Tremcec with color to match Benjamin More Paint Color HC-167.

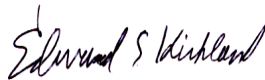
The existing building entrance is located on the West 23<sup>rd</sup> Street side, accessing the stairs leading to the upper floors. The existing brass door and frame are proposed to be cleaned. The non-brass parts are proposed to be painted the same color as the façade. The existing stone steps are to be cleaned.

The application for this work appears carefully thought out and largely appropriate.. It uses strategies to bring the building as close as possible to its original stature at this very important corner location in the Ladies Mile Historic District. The board supports the proposed work and recommends approval with restudy of the one detail.we have queried...

Sincerely,



Corey Johnson  
Chair



Edward Kirkland  
Co-Chair  
Landmarks Committee

[signed 2/1/2012]

Damyanti Radeshwar  
Co-Chair  
Landmarks Committee

cc: Applicant