



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
Chair

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

March 13, 2013

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

Re: 635 Avenue of the Americas – Ladies Mile Historic District

Dear Chair Tierney,

Manhattan Community Board 4 is writing in response to an application by Shop Architects PC for approval of proposed work at 635 Avenue of the Americas in the Ladies Mile Historic District. Constructed in 1901, 635 is the southern third of the Simpson-Crawford department store occupying the block front between W. 19th and W. 20th Streets on the west side of Sixth Avenue.

The application seeks approval of modifications to the existing rooftop structure, creating a 9' 9" setback on the Avenue side and a 12' 7" setback on the W. 19th Street side, and raising the roof level by four feet. This modification will have a beneficial effect on site lines from the avenue and the street. Although the single monolithic bulkhead that sits atop the middle of the three avenue structures will remain unchanged, the smaller bulkheads to the south of it will be set back.

At the west end of the nineteenth street elevation at the roof level the intent is to match the existing arched window with two more, and extend all three to full height.

The Board recommends approval of this portion of the application.

At the street level the intent is to restore the storefront façade to its original showcase window appearance, returning to full height bays with transoms, on both the avenue and the nineteenth sides.

The Board heartily recommends approval of this portion of the application.

For a second time we are asked to opine on the W. 20th Street storefront façade. We recommend that the issue of the vents above the glass canopy at the entry should be revisited by the

mechanical engineers. Surely they can find another way to achieve the air intake requirements without disfiguring what is otherwise an attractive entry.

The Board recommends denial of this portion of the application.

Sincerely,

A handwritten signature in blue ink, appearing to be 'CJ', written in a cursive style.

Corey Johnson
Chair