



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

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

April 7, 2014

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

**Re: Master Plan for Window Replacement
210 Eleventh Avenue
New York, NY 10001**

Dear Chair Tierney:

At a regular Board meeting on April 2, 2014 Manhattan Community Board 4 voted to recommend, with comments, approval of an application for a window replacement master plan for 210 Eleventh Avenue in the West Chelsea Historic District. This vote reflects the recommendation of the CB4 Chelsea Land Use Committee which voted on this application on March 17, 2014.

The building is an eleven-story Gothic Revival factory building originally known as the Zinn Building, constructed 1910-11. It occupies the northwest corner of the block, with street facades on Eleventh Avenue and 25th Street, and two mid-block exposures also having windows.

An earlier window replacement master plan proposal was approved with comments by the Board in 2013, and changes were then requested by the Landmarks Preservation Commission, prompting this further proposal.

The current submission proposes gradual replacement of existing windows with aluminum replacement windows containing insulated glass. The replacement windows will generally mimic original windows, examples of which remain in some locations and which can also be seen in historic photographs. Glass will be divided similarly to original windows, and frames will be colored black to match existing windows. Ganged windows will operate in a manner approximating that of the original windows, with inward-tilting hopper sash replacing original horizontally pivoting lower sash. The Board finds this simulation of original operation and appearance acceptable.

The proposal includes vertical columns of louvers in existing window locations at two places on the 25th Street façade and at selected other locations. The Board finds that these create a distractingly emphatic visual feature on 25th Street and would prefer to see to see louvers here only in the lower half of each of the proposed original window unit locations, with the upper half in spandrel glass detailed and divided to resemble the building's typical new glazing.

The proposal also includes replacement of existing single-unit double-hung windows with casement windows. The Board would prefer to see the replacement windows match the double-hung operation of the original windows in these locations, giving them a more historically accurate appearance both in open and closed positions.

The Board would also prefer to have the building's window replacement performed at one time rather than in piecemeal fashion over several years, to avoid a long-term patchwork appearance.

Sincerely,



Christine Berthet
Chair



J. Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee