



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

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

June 3, 2014

Hon. Meenakshi Srinivasan, Chair
Landmarks Preservation Commission
Municipal Building, 9th floor
One Centre Street
New York, NY 10007

Re: 100 West 23rd Street – sidewalk and vault replacement

Dear Chair Srinivasan:

Chelsea Land Use Committee, at a May 19, 2014 meeting, voted to recommend approval of an application for sidewalk and vault replacement. This vote is subject to ratification at the June 4, 2014 Manhattan Community Board 4 Full Board meeting.

The vault structure and the sidewalk above which are in front of the building are seriously deteriorated and require replacement. The failing sidewalk is approximately 23 feet by 5 feet on the western side of the building. According to the applicant, a cast iron glass panel which had covered the vault is totally deteriorated, would be impossible to replicate, and was covered with concrete. According to the applicant, an historic glass and cast iron vault light sidewalk panel is in place beneath the existing concrete sidewalk surface. The cast iron structure is severely deteriorated and its replacement would impose an undue financial burden. Furthermore, historic photos show that the vault light panel has long been covered in concrete. The applicant proposes to repair the sidewalk and install a diamond plate panel with a ribbed steel margin matching a similar plate in front of the adjacent building to the west. This steel construction would match and mark the original vault light location and would be set flush with the surrounding new concrete sidewalk surface.

CB4 finds the replacement steel plate with border detail to appropriately reflect historic materials, and would be a great improvement over the current sidewalk treatment.

Sincerely,

Christine Berthet
Chair

J. Lee Compton
Co-Chair
Chelsea Land Use Committee

Betty Mackintosh
Co-Chair
Chelsea Land Use Committee