



Date:	1/10/2017
LPC Docket #:	19-0048
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 413-415 West 14th Street

**Borough:** Manhattan

**Block:** 712      **Lot:** 21

**Historic District:** Gansevoort Market Historic District

**Description:** An Arts and Crafts style market building designed by James S. Maher and built in 1914, and altered by William P. Seaver in 1922. Application is to construct a rooftop addition, and install a canopy and signage.

### COMMISSION FINDINGS

The Commission NOTED that the building’s style, scale, materials and details contribute to the architectural and historic character of the Gansevoort Market Historic District.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that the proposed work will not eliminate or damage any significant architectural features of the building;
- that there is historic precedent for metal canopies on this building, and the proposed steel canopy featuring a glass roof and integrated lighting at the lobby entrance bay will be in keeping with this tradition;
- that the installation of one blade sign at every storefront bay with an entrance, approximately 20-22 feet apart, will not overwhelm the building due to its long streetwall;
- that the proposed rooftop addition will be set back from the West 14th Street façade and will not be visible when viewed from directly across the street;
- that the proposed rooftop addition will be visible in the context of other rooftop bulkheads and additions found on this building and other buildings within this historic district;
- that although the proposed rooftop addition will be moderately visible from various vantage points, most of these views will occur from longer distances and with taller buildings in the background, limiting its visual impact on the building and the streetscape;
- that the design and materiality of the proposed rooftop addition, featuring aluminum composite panels and an aluminum and glass storefront system with gray finishes, will have a neutral presence in the surrounding the roofscape and will be typical of rooftop additions found throughout this historic district;
- and that the proposed work will not diminish the special architectural and historic character of the building or the Gansevoort Market Historic District.

#### VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy

9-0-0

In Favor = M.Srinivasan, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy

Oppose =

Abstain =

Recuse =

Please note that these “Commission Findings” are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law