



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 07/19/16	<b>EXPIRATION DATE:</b> 11/24/2021	<b>DOCKET #:</b> LPC-18-7395	<b>COFA</b> COFA-19-0729
<b>ADDRESS:</b> 412 WEST 14TH STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 646 / 7501
Gansevoort Market Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Philip Katz**  
**411-417 West 13th Street Condominium**  
**c/o Surtsey Realty Co., LLC**  
**2130 Broadway, Suite 203**  
**New York, NY 10023**

**NOT ORIGINAL**  
**COMPUTER-GENERATED COPY**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 24, 2015, following the Public Hearing of the same date, voted to approve a proposal for certain work at the subject premises, as put forward in your application completed on October 29, 2015, and as you were notified in Status Update Letter 18-0100, issued on December 15, 2015. The approval will expire on November 24, 2021.

The proposed work, as approved, consists of exterior work at the ground floor of the front façade, including the removal of the existing doors and the recessed masonry within the former openings; the installation of new infill at the side entrances, consisting of display windows and back-painted doors and surrounds, with new masonry above, painted to match the surrounding masonry; the installation of new infill at the central entrance, consisting of sliding doors set within a new metal frame, with illuminated signage ("Intersect by Lexus") incorporated into the new angled metal lintel and with new masonry at the remainder of the former masonry opening, painted to match the surrounding masonry; the installation of a new steel-framed canopy with glazing at the top, mounted above the main entrance, with tie-back rods mounted between the windows at the 2nd floor, and with new light fixtures, speakers, and an olfactory diffuser all mounted within the canopy; the installation of new projecting metal signs at the westernmost and easternmost piers of the ground floor of the building; the installation of new light fixtures flanking the infill and new security cameras at the ground floor, all with a black finish to match the underlying masonry; and the installation of large HVAC

equipment shielded behind acoustical barriers at the visible portion of the front roof; as shown in presentation sheets 1-25, dated 11/24/15, prepared by Gensler, submitted as components of the application, and presented electronically at the November 24, 2015 Public Hearing and Public Meeting. As initially presented, the proposal included the installation of thick, internally illuminated projecting signs.

In reviewing this proposal, the Commission noted that the Gansevoort Market Historic District designation report describes 412 West 14th Street as a vernacular style warehouse built in 1900-01 and altered by Steven Kratchman in 2004; and that the building was significantly altered following designation but based on DOB permits approved prior to designation.

With regard to the proposal, the Commission found that the removal of the existing doors and surrounding masonry will not eliminate any significant architectural features of the building; that the openings for the new infill will match the width of the windows at the upper floors resulting in a more consistent fenestration pattern at the front façade, and that the height of the new infill will be in keeping with the storefront height found at the adjacent buildings; that the design of the new storefront infill, consisting of back-painted doors and surrounds with display windows at the side entrances and a pair of sliding glass doors at the central entrance, will not detract from any significant architectural features of the building or streetscape; that there is ample precedent for canopies of this type on many buildings in this historic district; that the design and materials of the proposed canopy, a painted steel frame with glass above, are in keeping with modern interpretations of the utilitarian canopies typically found on many buildings in this historic district; that the installation of the canopy will not result in any damage to any decorative masonry; that the illuminated signage above the central storefront entrance, within the new infill, is of a small scale and simple design that will not call undue attention to itself and its illumination will not detract from any significant architectural features of the building or streetscape; that the building is of a sufficient width that the presence of two projecting signs at the ground floor will not overwhelm the building nor detract from any significant architectural features of the building or streetscape; that the new light fixtures and security cameras at the base of the building will be of a small scale and neutral finish that will not detract from any significant architectural features of the building; that the installation of large HVAC equipment with acoustical barriers at the roof will not result in any damage to any features of the roof; that while the new acoustical barriers at the roof will be highly visible from West 14th Street, they will be primarily seen against the backdrop of the taller West 13th Street portion of the building and the large non-historic bulkhead at the adjacent building to the west, thereby diminishing its visual impact on the building and streetscape; and that the presence of the HVAC equipment and acoustical barriers will not detract from any significant architectural features of the building or streetscape. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

However, in voting to approve this work, the Commission stipulated that that the thickness of the projecting signs be reduced and that the internal illumination be eliminated. The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review, and approval of two sets of the DOB filing drawings, incorporating these changes.

Subsequently, the Landmarks Preservation Commission received drawings A-000.00, A-001.00, A-002.00, A-003.00, A-020.00, A-030.00, A-040.00, A-050.00, A-051.00, A-052.00, A-053.00, A-060.00, A-081.00, A-082.00, A-083.00, A-084.00, DM-200.00 through DM-204.00, A-200.00 through A-206.00, A-401.00, A-402.00, A-403.00, A-831.00 through A-836.00, A-841.00, A-842.00, A-843.00, A-851.00, A-852.00, A-853.00, A-861.00 through A-866.00, A-871.00 through A-879.00, A-881.00, A-882.00, A-883.00, A-901.00, and A-991.00, dated 4/4/16, drawings A-700.00, A-703.00, and A-710.00, dated 4/15/16, and drawings A-701.00, A-702.00, A-900.00, A-902.00, and A-903.00, dated 5/27/16, all prepared by Kathleen M. Jordan, R.A., drawings S-001.00, S-101.00 through S-107.00, and S-201.00 through S-204.00, dated 4/4/16, and drawings S-700.00 and S-701.00, dated 4/15/16, prepared by Ramon Emilio Gilsanz, P.E., and drawings M-

001.00, EN-001.00, M-002.00, M-003.00, M-201.00, M-201A.00, M-202.00, M-203.00, M-204.00, M-204A.00, M-501.00, M-601.00, M-602.00, M-701.00, M-702.00, M-703.00, M-801.00, P-001.00, P-300.00 through P-304.00, P-500.00, FA-300.00 through FA-304.00, FA-500.00, SP-001.00, SP-301.00, SP-302.00, SP-303.00, and SP-500.00, dated 4/4/16, prepared by Frank Muscarella, P.E. Accordingly, staff reviewed these drawings and found that the width of the projecting signs was reduced to 3" from the outside plane of the raised, non-illuminated letters; that the eastern infill was modified to eliminate a display window and instead consist of back-painted windows and doors with a different configuration; that the main entrance will have a pair of narrower sliding doors with sidelights; that each new projecting sign will now have an additional light fixture below the sign, with a security camera between the lower light and the sign; and that the proposal approved by the Commission has otherwise been maintained. The Commission also noted the inclusion of interior alterations at all floors. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-0729 is being issued.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Timothy Shaw.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Cas Stachelberg, Higgins Quasebarth & Partners

**cc:** C. Stachelberg; C. Kane Levy, Deputy Director of Preservation, LPC