



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

ISSUE DATE: 06/24/19	EXPIRATION DATE: 5/14/2025	DOCKET #: LPC-19-40496	COFA COFA-19-40496
ADDRESS: 446 WEST 14TH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 646 / 14
Gansevoort Market Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Melissa Gliatta
446 W 14th Street Associates, LLC
25 W 39th St, 2nd Floor
New York, NY 10018

**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 27, 2018, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a proposal to install a retractable rooftop canopy at the subject premises, as put forward in your application completed on November 1, 2018, and as you were informed in Status Update Letter 19-31162, issued on November 29, 2018. Subsequently, at the Public Meeting of May 14, 2019, the Commission voted to approve a proposal to modify the design and size of the previously approved canopy, as put forward in your subsequent application, and as you were notified in Status Update Letter 19-39035, issued on May 24, 2019.

The proposed work, as approved at the Public Meeting of May 14, 2019, consists of constructing a fixed canopy, featuring black painted steel framing and a clear glass roof, at the roof of the building, as shown in a digital presentation, titled "446 West 14th Street," received dated April 18, 2019 and prepared by PK+SB Architect, including 14 slides, consisting of photographs, drawings and renderings, all presented as components of the application at the Public Meeting.

The proposed canopy, as presented and approved at the Public Hearing and Public Meeting of November 27,

2018, was retractable and smaller in height and footprint than the subsequently approved canopy and was shown in a digital presentation, titled “446 West 14th Street,” received dated September 19, 2018 and prepared by PK+SB Architect, including 20 slides, consisting of photographs, drawings, and renderings, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing the proposal the Commission noted that the Gansevoort Market Historic District Designation Report describes 446 West 14th Street is a Moderne style market building built in 1936-37 by Axel S. Hedman; and that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Gansevoort Market Historic District.

With regard to the proposal, as presented an approved at the Public Meeting of May 14, 2019, the Commission found that the proposed work will not obscure the historic massing of the building or alter, eliminate or conceal any significant architectural features; that the canopy will only be seen from public thoroughfares within close proximity to significantly large buildings and either against a background of taller structures or within a relatively narrow gap between taller buildings; that the placement of the canopy, set back from the front façade by several feet, as well as its dark finish and thin framing, contrasting with the light color and wide masonry framing elements of the front facade of the building, will help the canopy recede within streetscape views; that the canopy will be simply designed and industrial in character, with only a limited portion of the structure visible directly over the front façade of the building from street level, thereby helping it to remain a harmonious, subordinate presence at the building; and that the limited views of the canopy within this portion of West 14th Street, which features a variety of building types, heights and rooflines, will not detract from any significant streetscape views or the historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on May 30, 2019 and June 4, 2019, the Commission received filing drawings T000.00, T001.00, Z100.00, AE101.00, AE102.00, A101.00 through A103.00, A200.00, A201.00, A210.00 through A213.00, A400.00 through A402.00, A410.00, A411.00, A600.00, A601.00, A800.00 and A900.00, dated May 16, 2019, and prepared by Sherida E. Paulsen, R.A.; S100.00, S101.00 and S200.00, dated April 11, 2019, and prepared by Rodney D. Gibble, P.E.; and EN-001.00 through EN-003.00, EN-100.00, M-001.00, M-002.00, M-101.00, M-200.00, M-201.00, M-500.00, M-600.00, M-601.00, M-700.00, M-701.00, FA-001.00, FA-201.00, P-001.00, P-200.00 through P-202.00, P-300.00, P-400.00 and P-500.00, dated September 19, 2018, and prepared by Steven Lembo, P.E., all submitted as components of the application.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained; and noted that these materials include additional work at the roof and the existing rooftop bulkheads, consisting of constructing off white stucco clad side extensions to existing rooftop bulkheads; removing a smoke vent and leader; removing metal cladding from the existing bulkhead facades, which will remain exposed, and cladding them with off white stucco; removing pavers; installing decks, planters, stairs, outdoor kitchen furnishing, and associate equipment; upgrading drainage systems; relocating an existing roof hatch and installing a second hatch; installing a glass railing with wooden top rail at the western end of the southern parapet; and installing supplementary electrical, mechanical and plumbing equipment at the new canopy.

With regard to the additional work, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-15 for Rooftop and Rear Yard Additions

or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces. Additionally, staff found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-40496 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

SHOP DRAWINGS REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of shop drawings for canopy, prior to the commencement of work. Digital copies of all shop drawings may be sent to mhui@lpc.nyc.gov for review.

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 Maggie Mei Kei Hui.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Robert Bianco, PKSB Architects

cc: Bernadette Artus, Deputy Director; Robert Bianco, PKSB Architects