



Date:	4/24/2018
LPC Docket #:	LPC-19-22913
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 144 West 14th Street - 144 West 14th Street Building

Borough: Manhattan

Block: 609 **Lot:** 7503

Historic District: Individual Landmark

Description: A Renaissance Revival style loft building designed by Brunner & Tryon and built in 1895-96. Application is to install storefront infill and flagpoles.

COMMISSION FINDINGS

The Commission NOTED that the two flagpoles were present at the time of designation.

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

- that the existing storefront infill is not historic therefore its removal will not eliminate any significant architectural features;
- that the new steel storefront infill, consisting of recessed entrances with transoms and tall display windows with low bulkheads, and one large sliding glass door, aligns with the rhythm of the windows above, is a modern interpretation of storefront infill typically found at buildings of a similar age and style, and will harmonize with the significant architectural features of the building;
- that the proposed sign band will be well-scaled to the storefront openings;
- that the finish of the storefront infill will harmonize with the windows above and will be in keeping with the color palette for infill found at buildings of a similar age and style;
- that the two new poles at the façade below the existing flagpoles to support stretch banners will be installed in areas of plain brick masonry and their installation will not damage any decorative features of the building;
- and that the presence of stretch banners will be in keeping with signage found at buildings of this scale and type adaptively reused as universities and institutional buildings.

However, in voting to grant this approval, the Commission required:

- that the design of the infill at the main building entrance be revised to recognize the singularity and scale of the entrance surround.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

10-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy, A.HolFord Smith

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