



Date:	11/24/2015
LPC Docket #:	16-6254
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 412 West 14th Street

Borough: Manhattan

Block: 646 **Lot:** 7501

Historic District: Gansevoort Market Historic District

Description: A vernacular style warehouse built in 1900-01 and altered by Steven Kratchman in 2004. Application is to install storefront infill, lighting, signage, and a canopy, and mechanical equipment with acoustical panels at the roof.

COMMISSION FINDINGS

The Commission NOTED that the building was significantly altered following designation but based on permits approved prior to designation.

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

- 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 black-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 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.

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

- that the thickness of the projecting signs be reduced and that the internal illumination be eliminated.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Roberta Washington



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In Favor = M.Srinivasan, F.Bland, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, R.Washington
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