

DATE: 4/7/2015

LPC DOCKET #: 161133

LPC ACTION: APPROVED WITH MODIFICATIONS

ACTION REQUIRED BY OTHER AGENCIES: DOB, DOT

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

VOTE: MS, AB, MD, JG, KV, RW

Address: 426 West 14th Street

Block: 646 **Lot:** 29

Historic District: Gansevoort Market

Description: A simplified neo-Georgian style warehouse building designed by Lafayette A. Goldstone and built in 1908-1910. Application is install storefront infill and a cellar stairwell.

COMMISSION FINDINGS

The Commission **NOTED** that the building's style, scale, materials and details contribute to the architectural and historic character of the Prospect Lefferts Gardens Historic District. The Commission also noted that the buildings in this row were originally constructed without areaway fencing; and that fencing was added to the majority of areaways in this row prior to the designation of the historic district.

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

- THAT the proposed work will not result in the removal of any significant historic fabric;
- THAT the presence of large glazed areas is in keeping with the scale and transparency found on the ground floor of buildings on this street which often contained loading bays, and will be harmonious with the commercial character of the street and historic district;
- THAT the design, configuration, and proportions of the new infill, featuring aluminum framing with a black finish and clear glazing, set above a stone base, and below steel channel lintels, will be compatible with the industrial character of the former market buildings in this district;
- THAT the design, scale and finish of the exterior light fixtures, installed at each bay of the new infill and beneath the metal canopy, will not draw undue attention to themselves;

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

- THAT the sidewalk not be removed to create a below-grade egress stair;
- and THAT the egress be accommodated inside the building and with doors at street level.

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.