

June 9, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-10512

# 144 Spring Street – SoHo-Cast Iron Historic District Borough of Manhattan

To testify virtually, please join Zoom

**Webinar ID:** 165 868 4773

**Passcode:** 126605

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.



## **144 SPRING STREET**

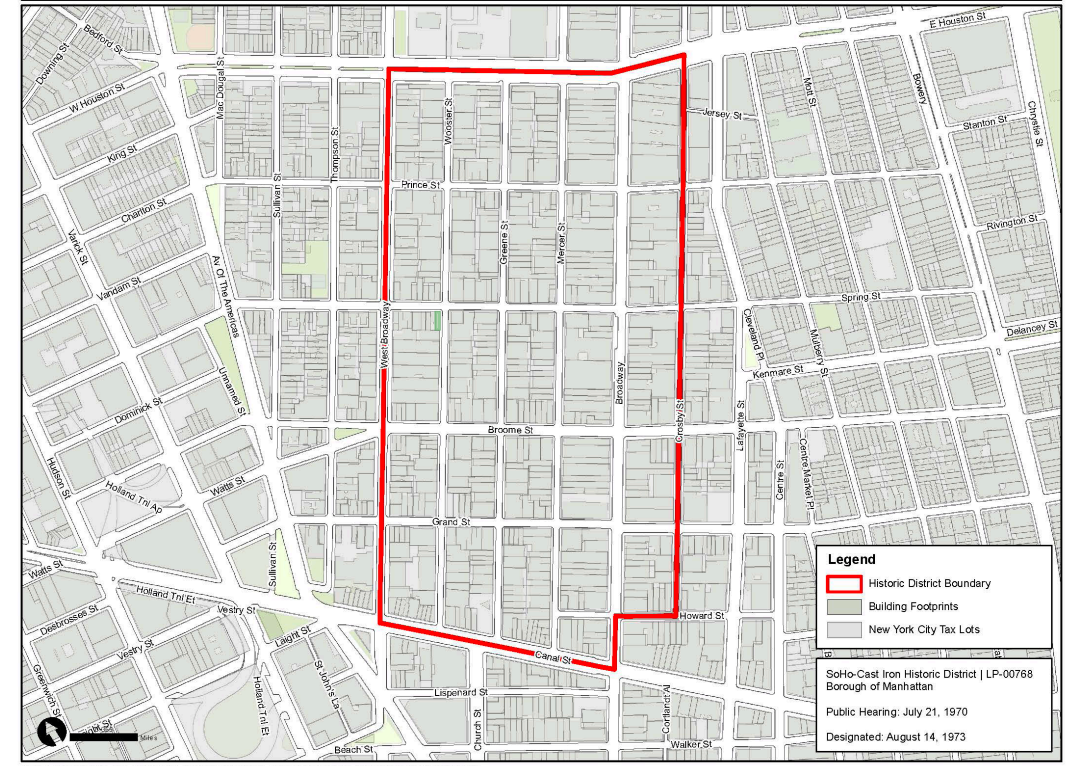
**Landmarks Preservation Commission Public Hearing | June 9, 2026**



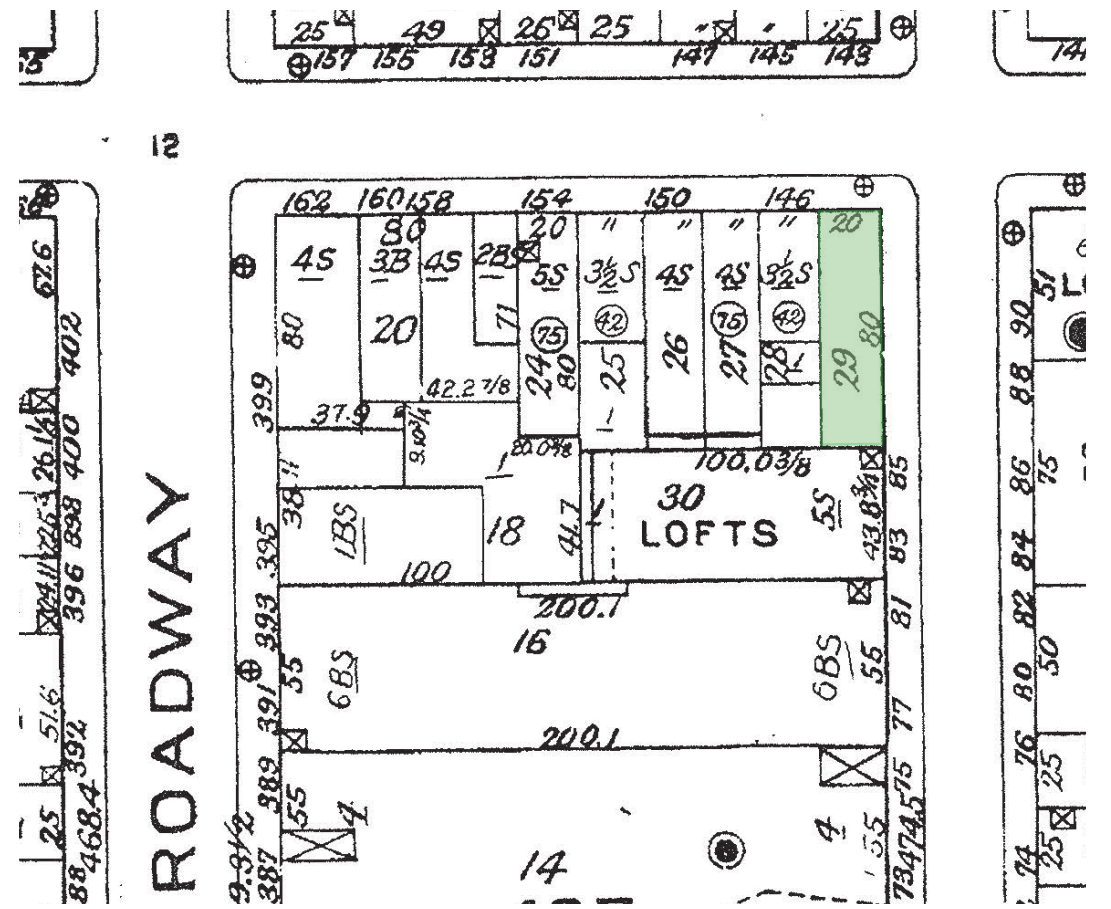
144 Spring Street (HQ)

SoHo-Cast Iron Historic District | LP-00768

NYC Landmarks Preservation



Soho Cast Iron Historic District





144 Spring Street, 2016 LPC Approval (Bohlin Cywinski Jackson)





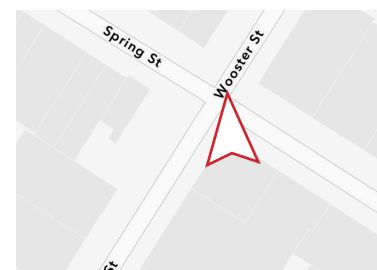
View to the southwest from across Spring Street



View to the northwest from Wooster Street



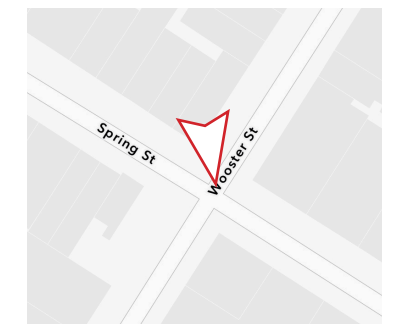
Northwest corner of Spring Street and Wooster





Northeast corner of Spring Street and Wooster





Southeast corner of Spring Street and Wooster

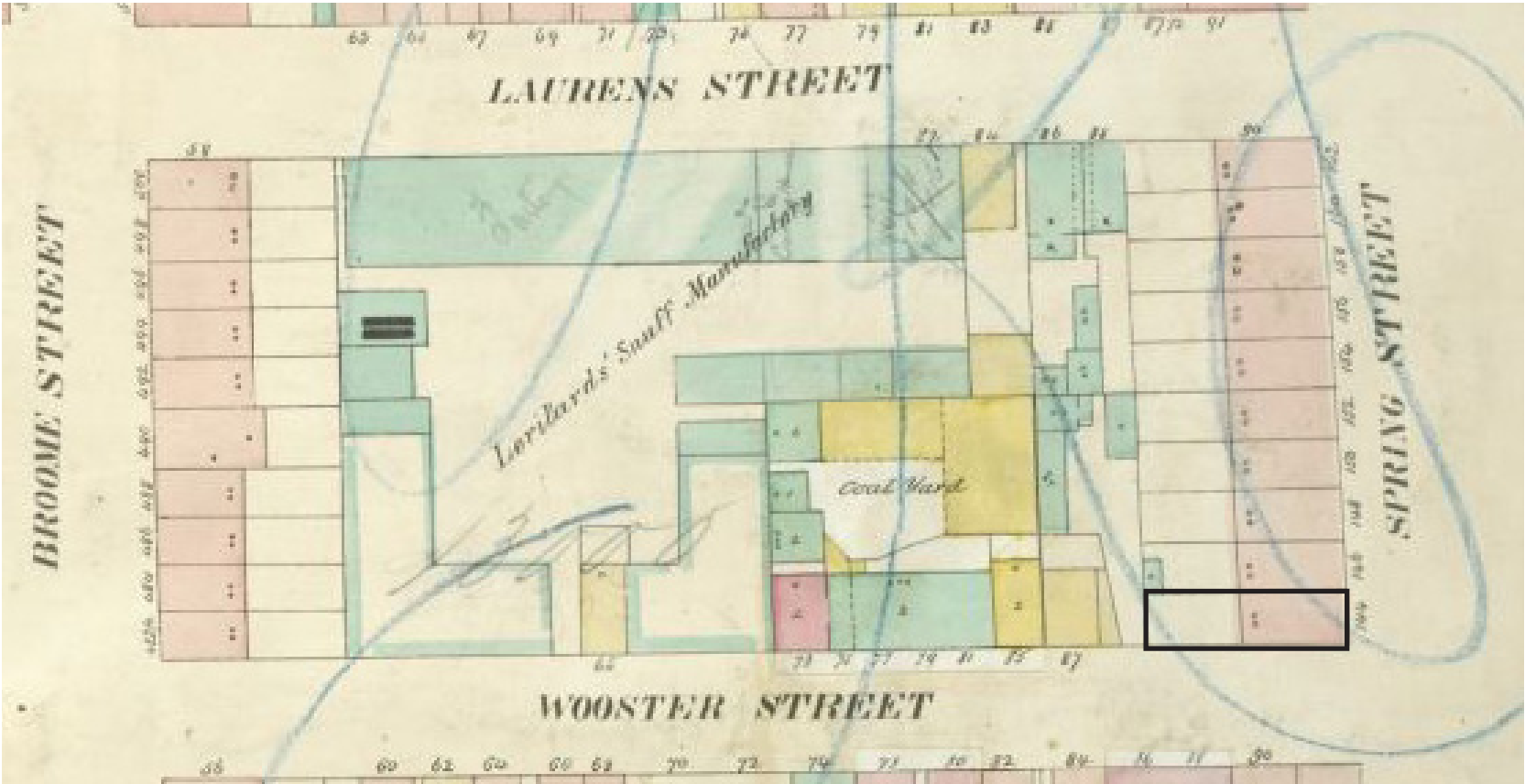


144 Spring from Spring Street, 1940 tax photo

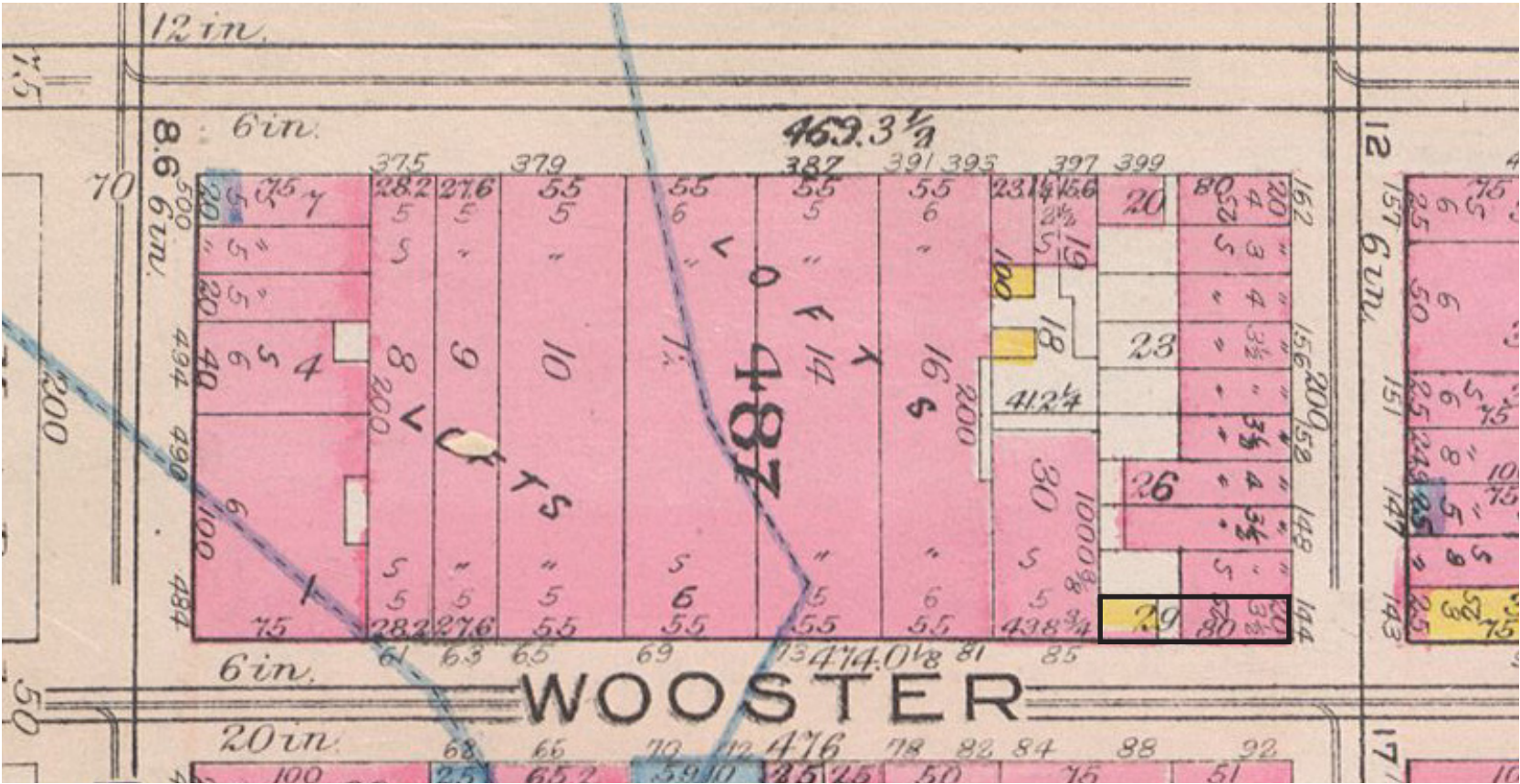


144 Spring from Wooster Street, 1940 tax photo

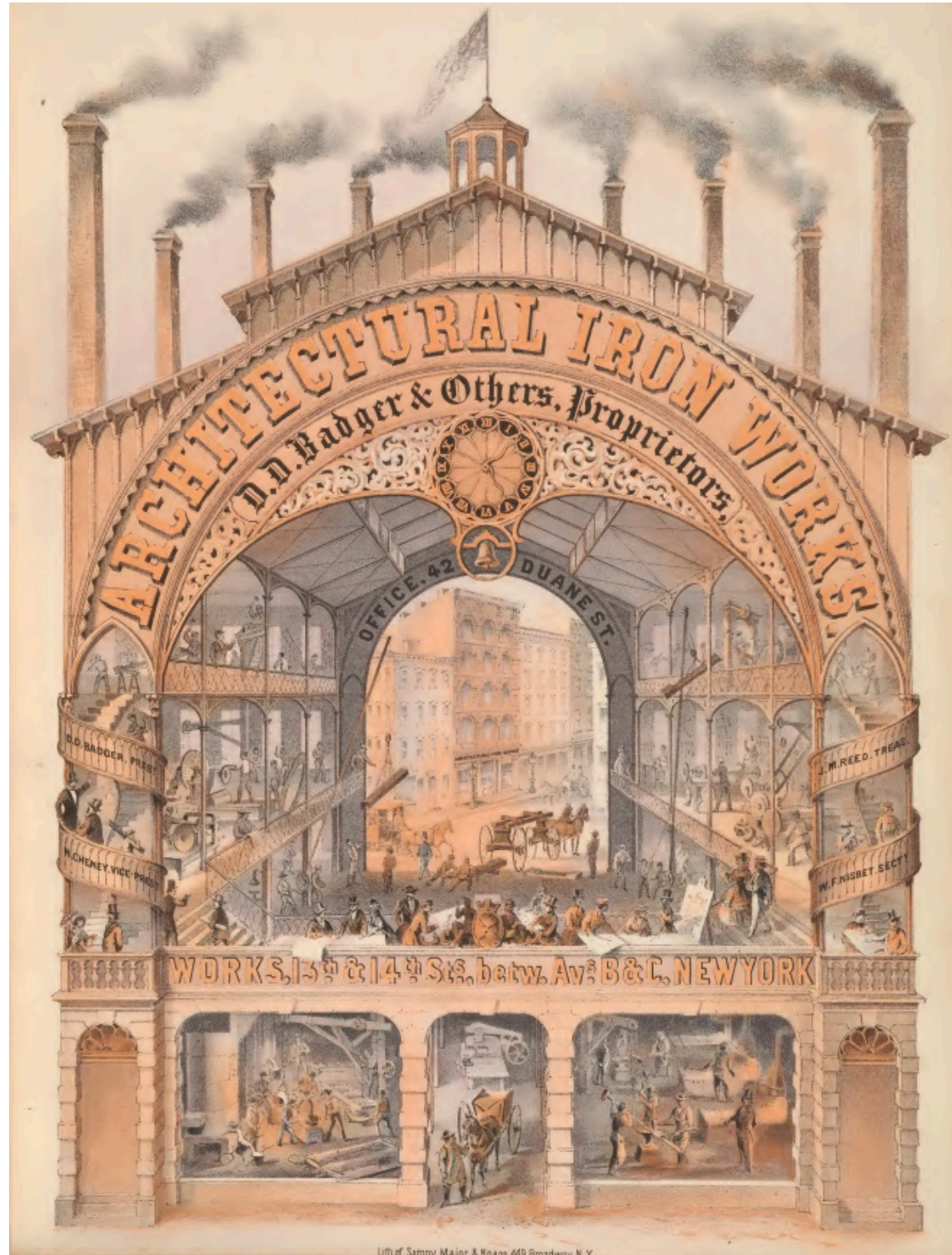
**BLOCK DEVELOPMENT OVER TIME**



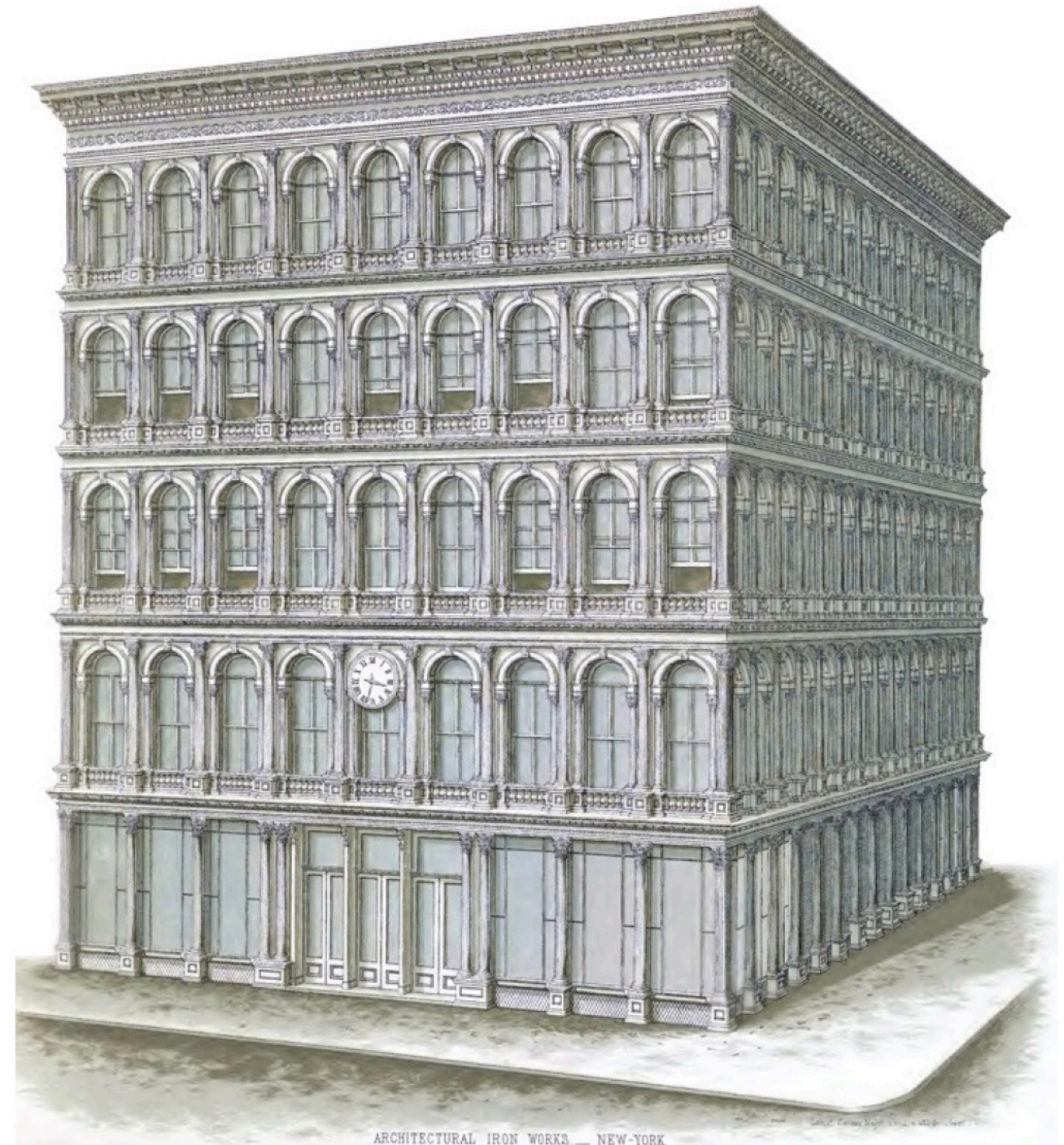
1862, Perris Map



1911, Bromley Map



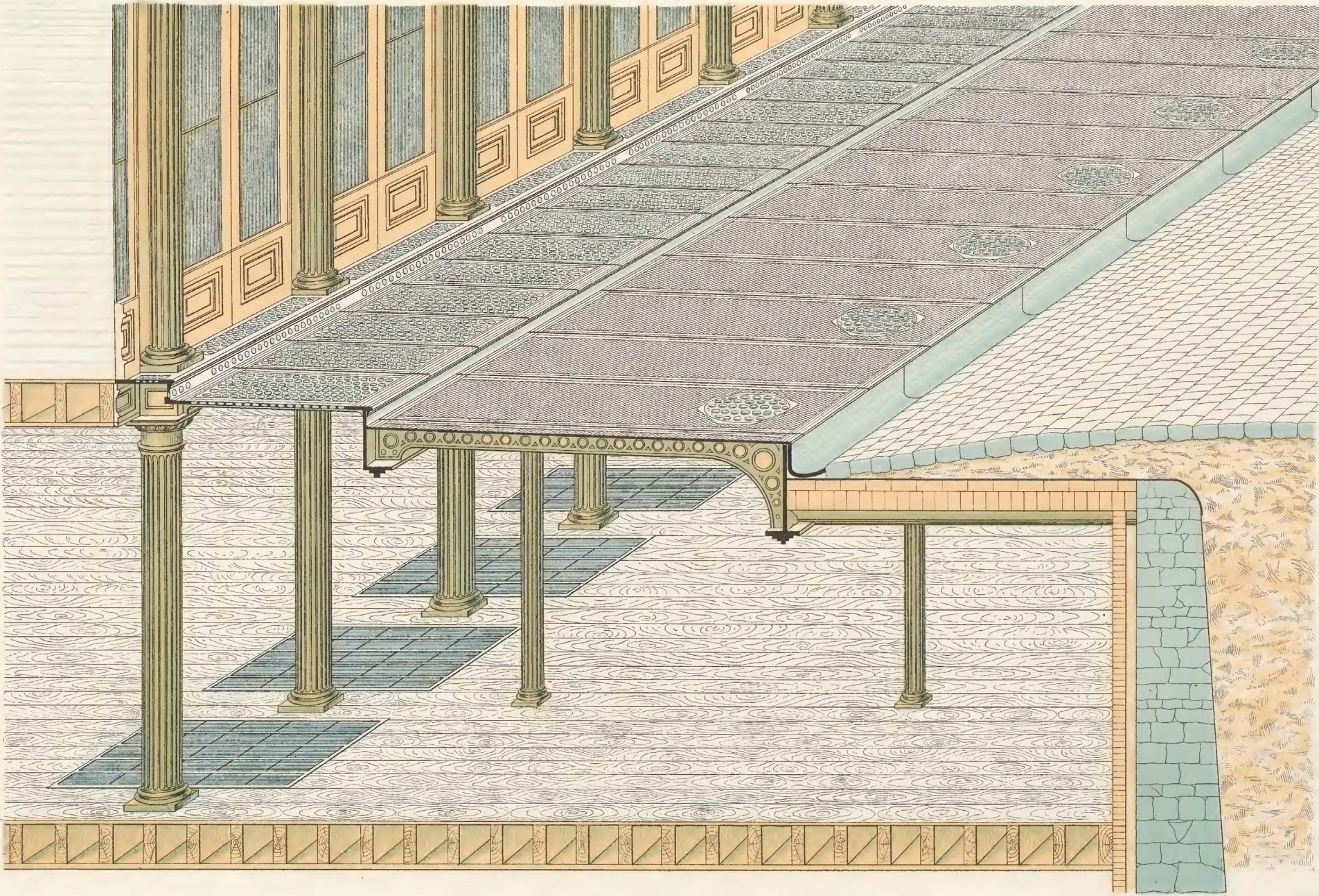
Badger's Catalog of Architectural Iron Works, 1865



488 Broadway designed by John P. Gaynor, Badger's Architectural Iron Works Catalog, 1865

# HISTORIC SIDEWALK VAULT LIGHTS

Plate LXXXIII.  
Elevation & Section of Sidewalk &c, Shewing Vault under Street.  
No. 45.



ARCHITECTURAL IRON WORKS, — NEW-YORK.

Lith. of Sarony, Major & Knapp, 449 Broadway, NY

Sidewalk section, Badger's Architectural Iron Works Catalog, 1865



Restored cast iron vault lights at 295 Lafayette Street



Typical concrete vault lights

# SOHO CAST IRON HISTORIC DISTRICT FACADES



Scholastic Building at Mercer Street (1998 approval)



150 Wooster Street (2011 approval)



151 Mercer Street (2014 approval)

# ONE-STORY LPC APPROVED BUILDINGS IN SOHO



92 Prince Street (Rendering), 2025 LPC Approval



110 Prince Street (Streetview Photo: 2013), 1994 LPC Approval, 2013 LPC Approval for Roof



91 Greene Street (HQ: 2026), 1998 LPC Approval



419-423 Broadway (Rendering), 2024 LPC Approval

# HISTORIC TWO-STORY BUILDINGS IN SOHO



440 Broadway, tax photo



529 Broadway, tax photo

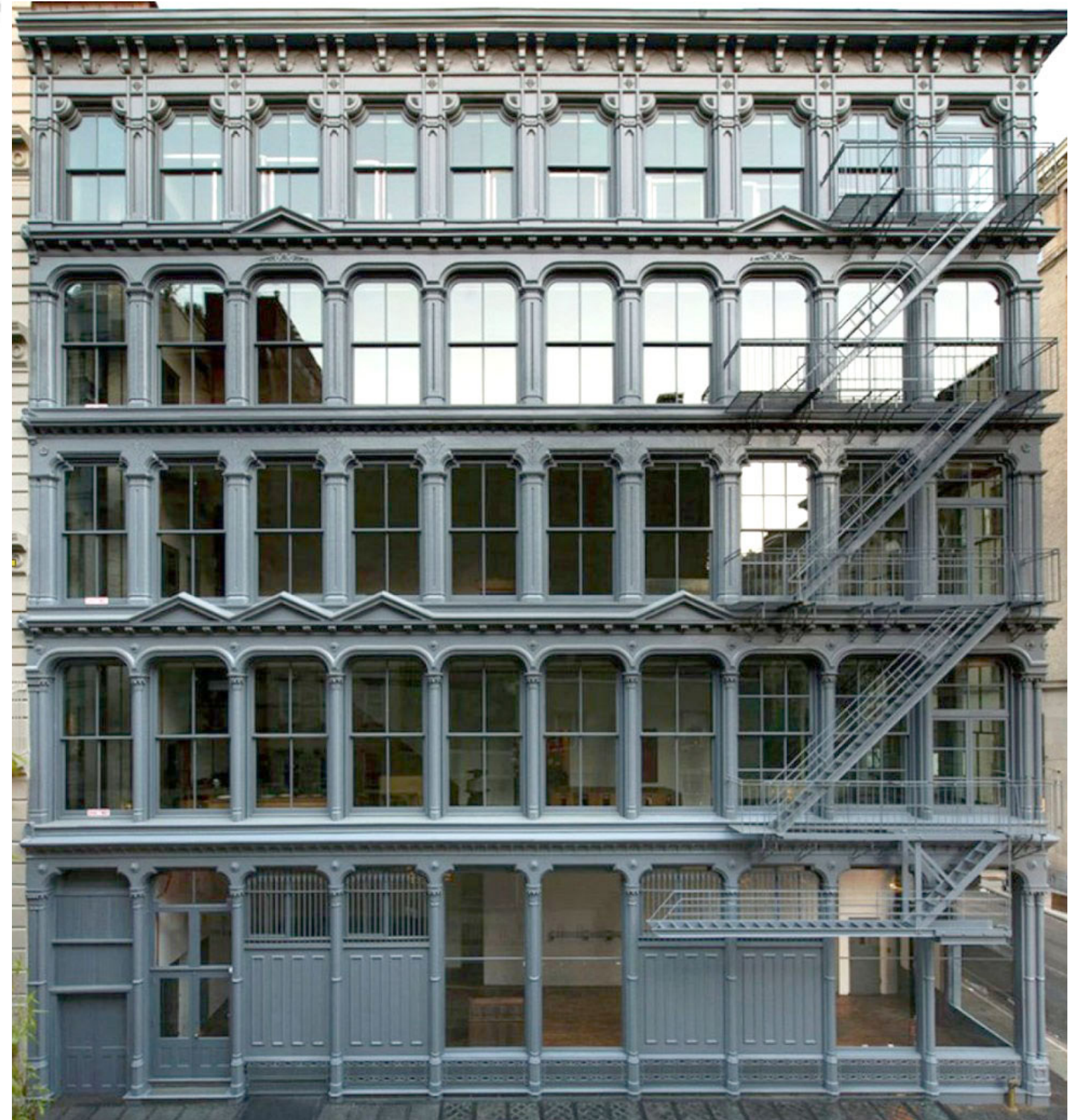
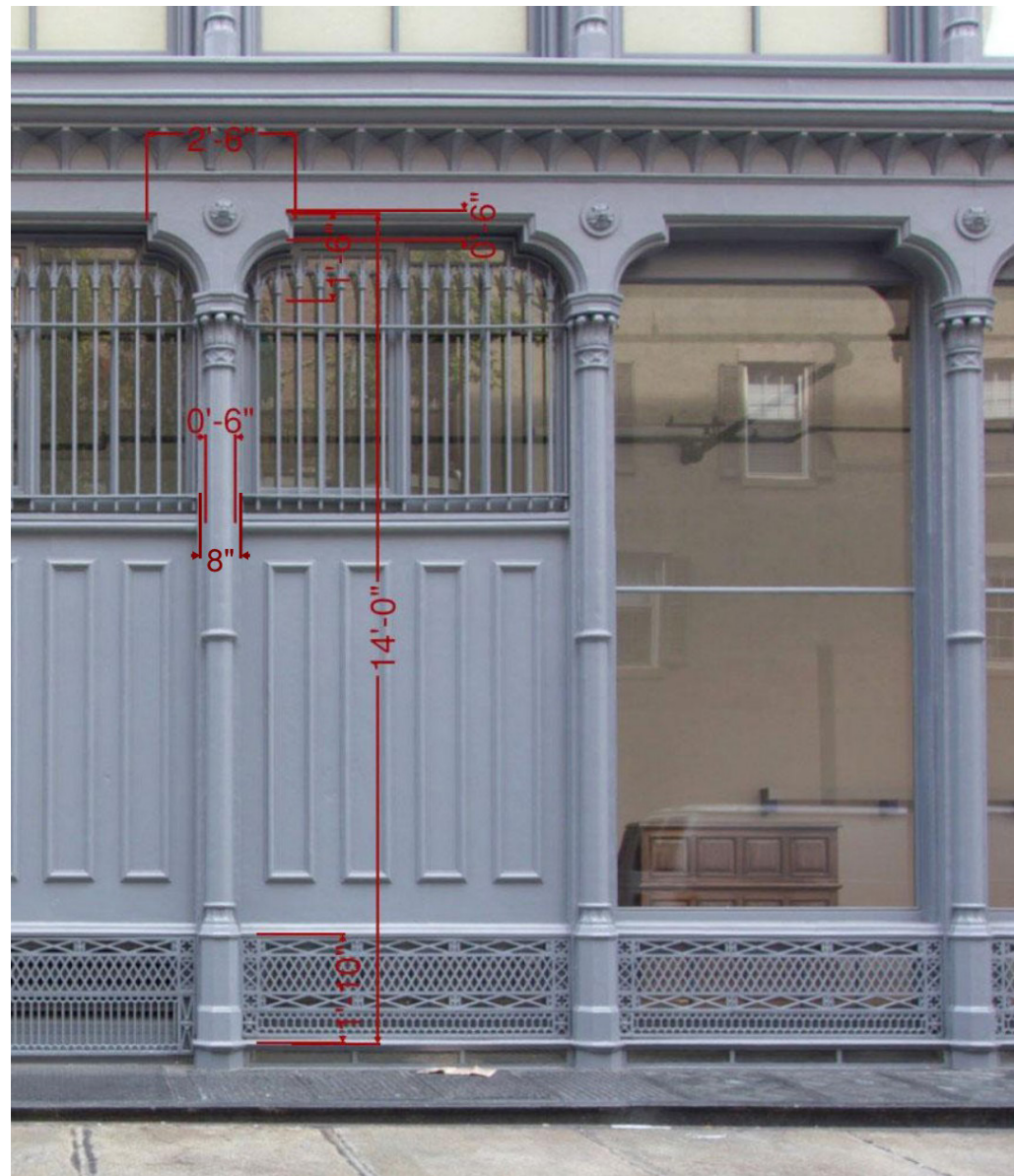


126 Spring, tax photo

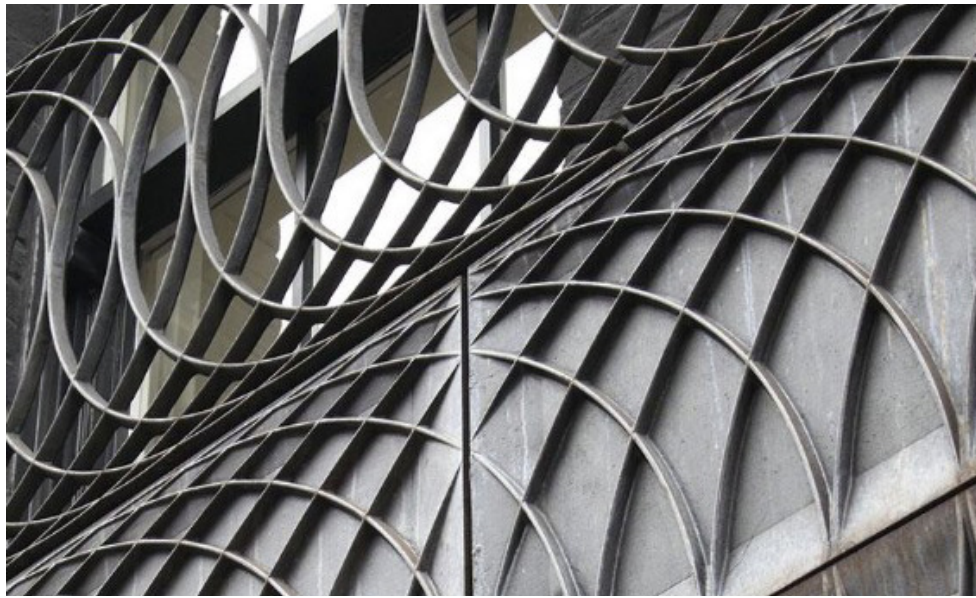
“IRON SHOULD NOT BE USED IN SUCH A WAY AS TO DISGUISE ITS QUALITIES AND BE MADE TO APPEAR SOLID WHEN IT IS HOLLOW”

One interesting early treatise on this theme was William Vose Pickett's A New System of Architecture (1845). He advocated new forms of architecture based on the use of new materials -- metals and especially iron: "...why should we not avail ourselves of the distinctive properties it possesses for the production of a new and peculiar species of beauty in systematic architectural effect.' Pickett advocated a new system of design based on the curve as in nature, not the straight line. Moreover iron should not be used in such a way as to disguise its qualities and be made to appear solid when it was hollow: "'An entire independence' of the several members, parts, or features of pre-existent architecture must at all times be maintained."

The combination of classical elements was at times so free that no pre-existing stylistic term or terms can be applied directly in describing a particular building.



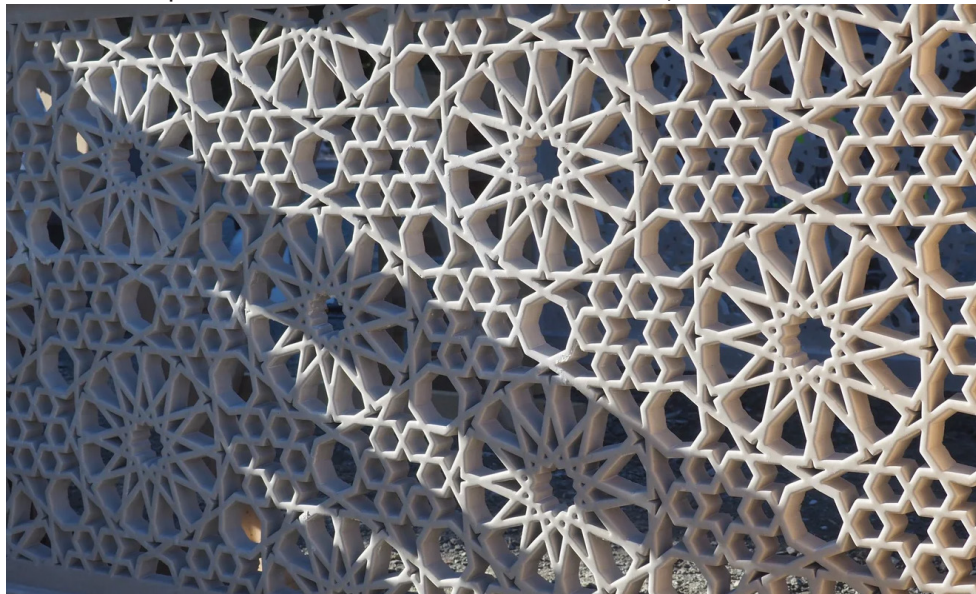
# SURFACE TEXTURE AND ORNAMENTATION PRECEDENTS



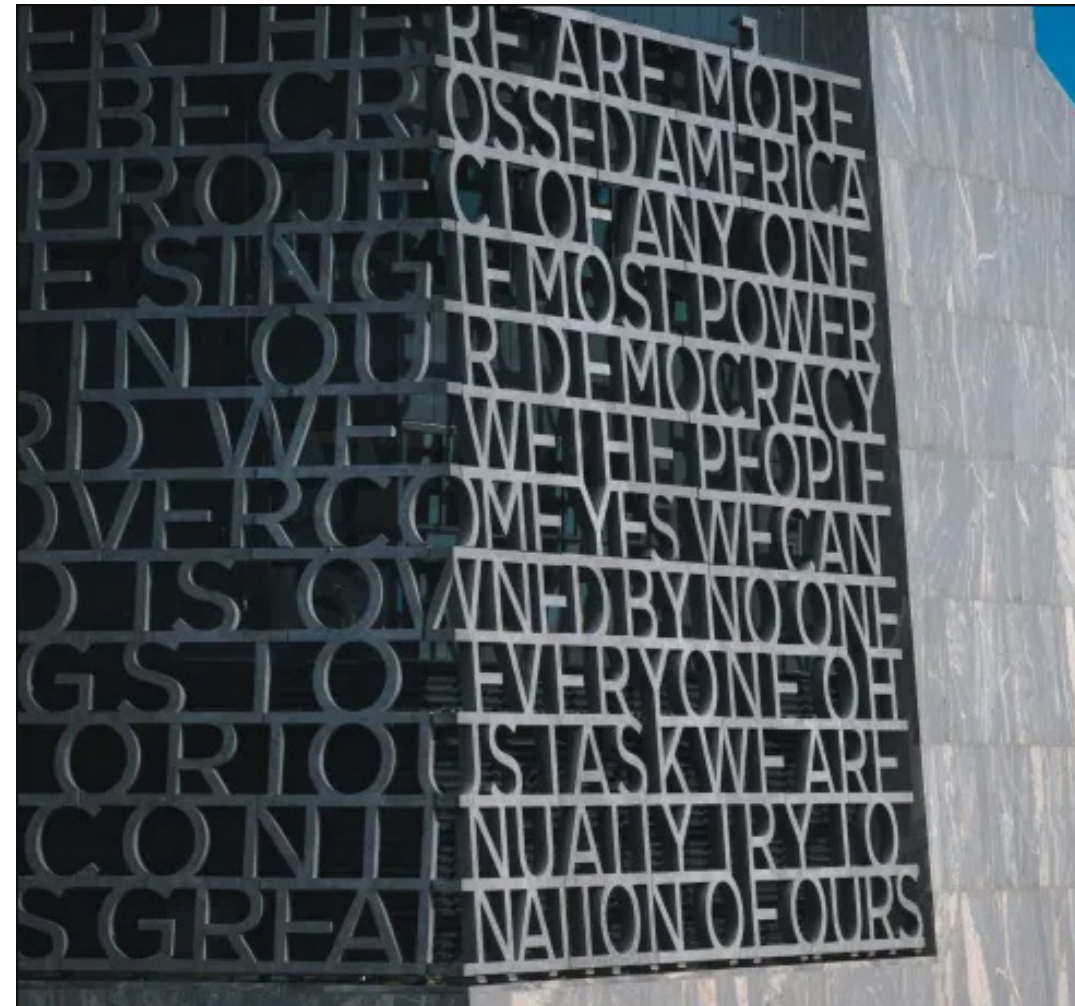
Facade of Paul Smith Store in London



Museum of European and Mediterranean Civilizations in Marseilles, France



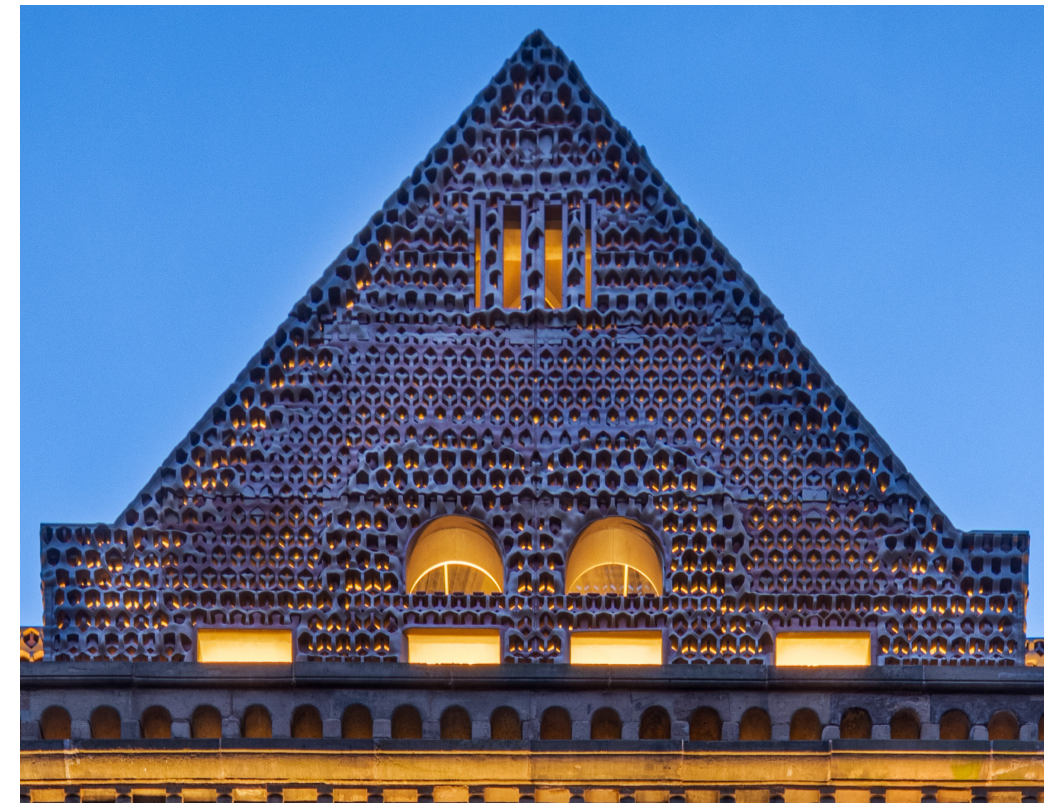
Railings at Aga Khan Garden in Edmonton, Canada



Obama Presidential Center in Chicago, Illinois

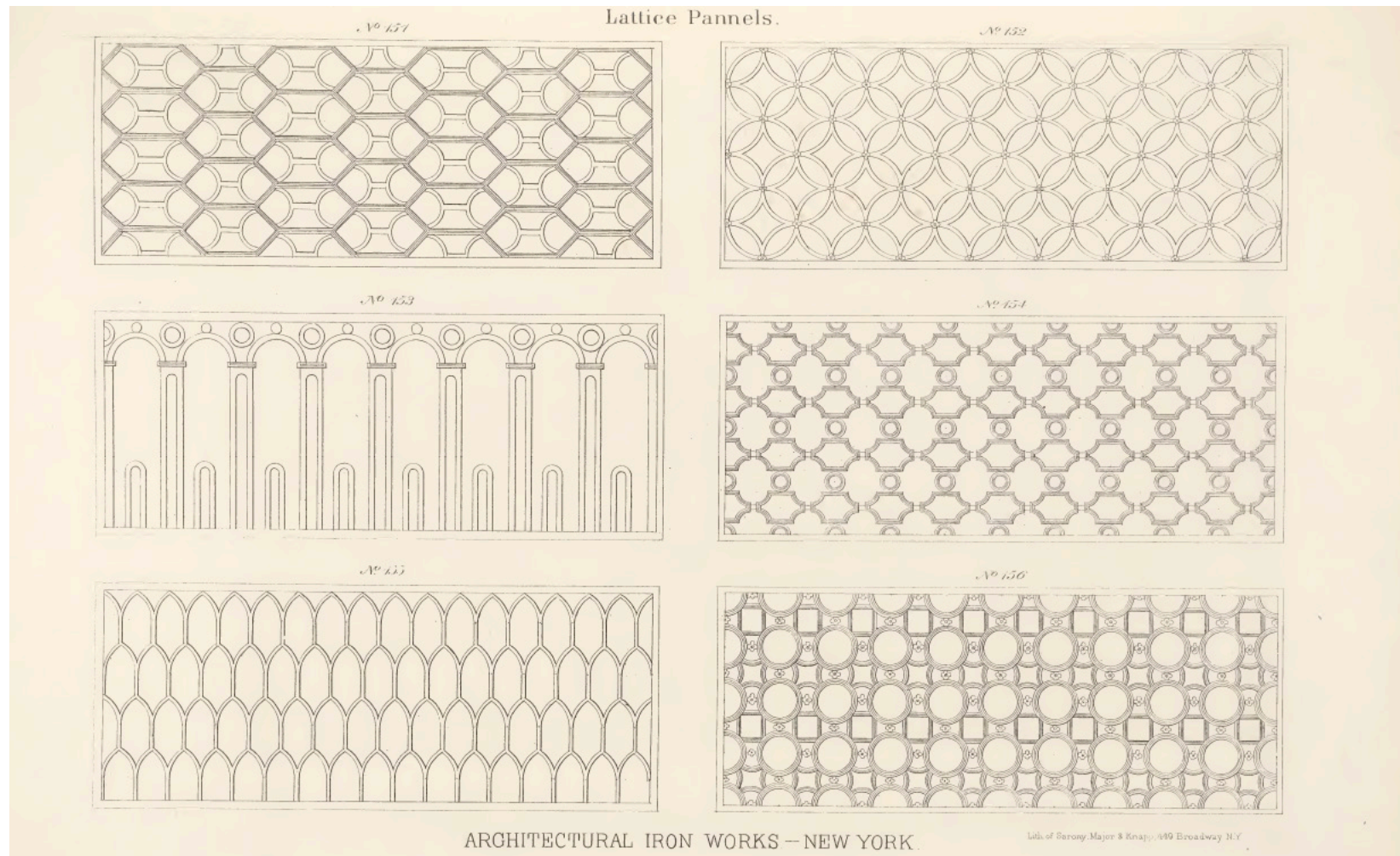


Queens Botanical Garden in NYC

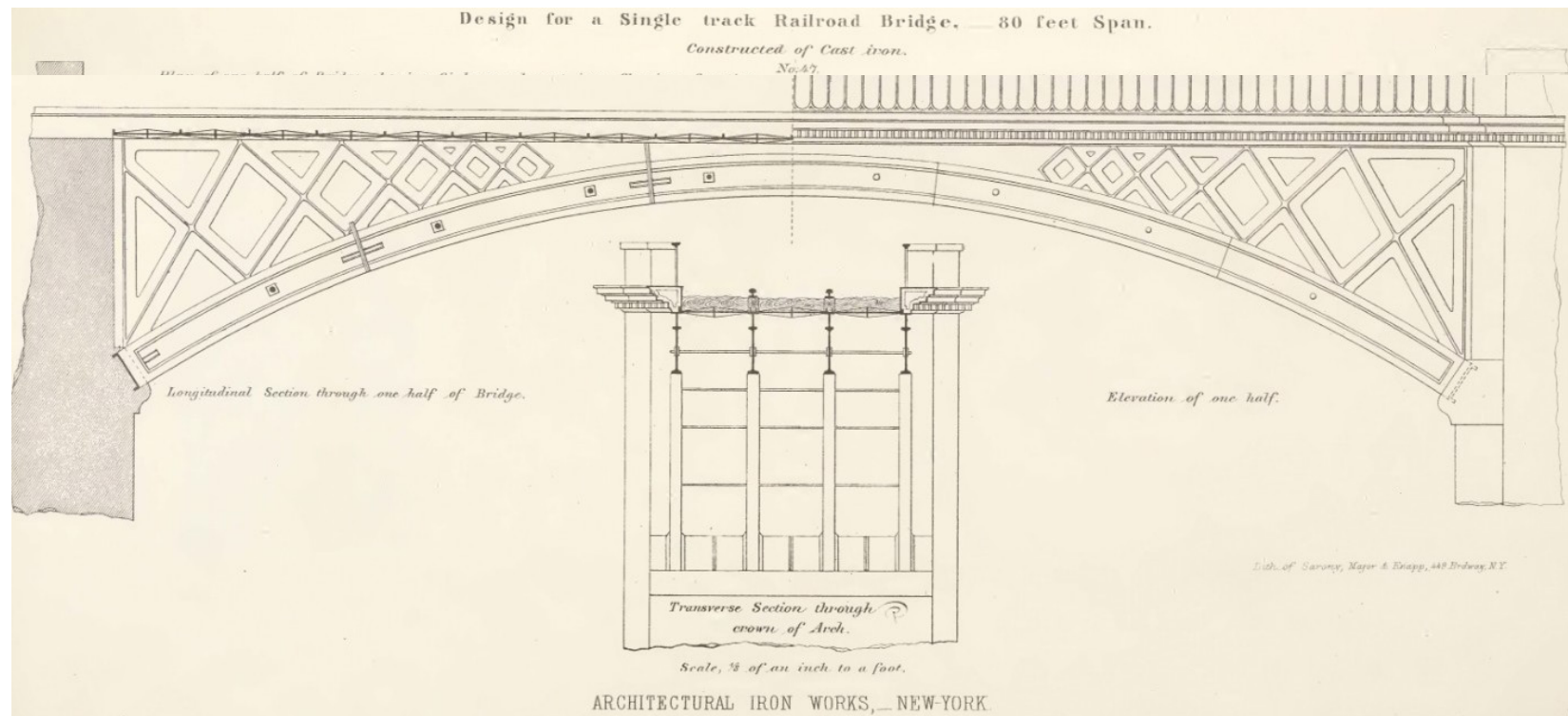


Facade of the Twenty Two Hotel in NYC

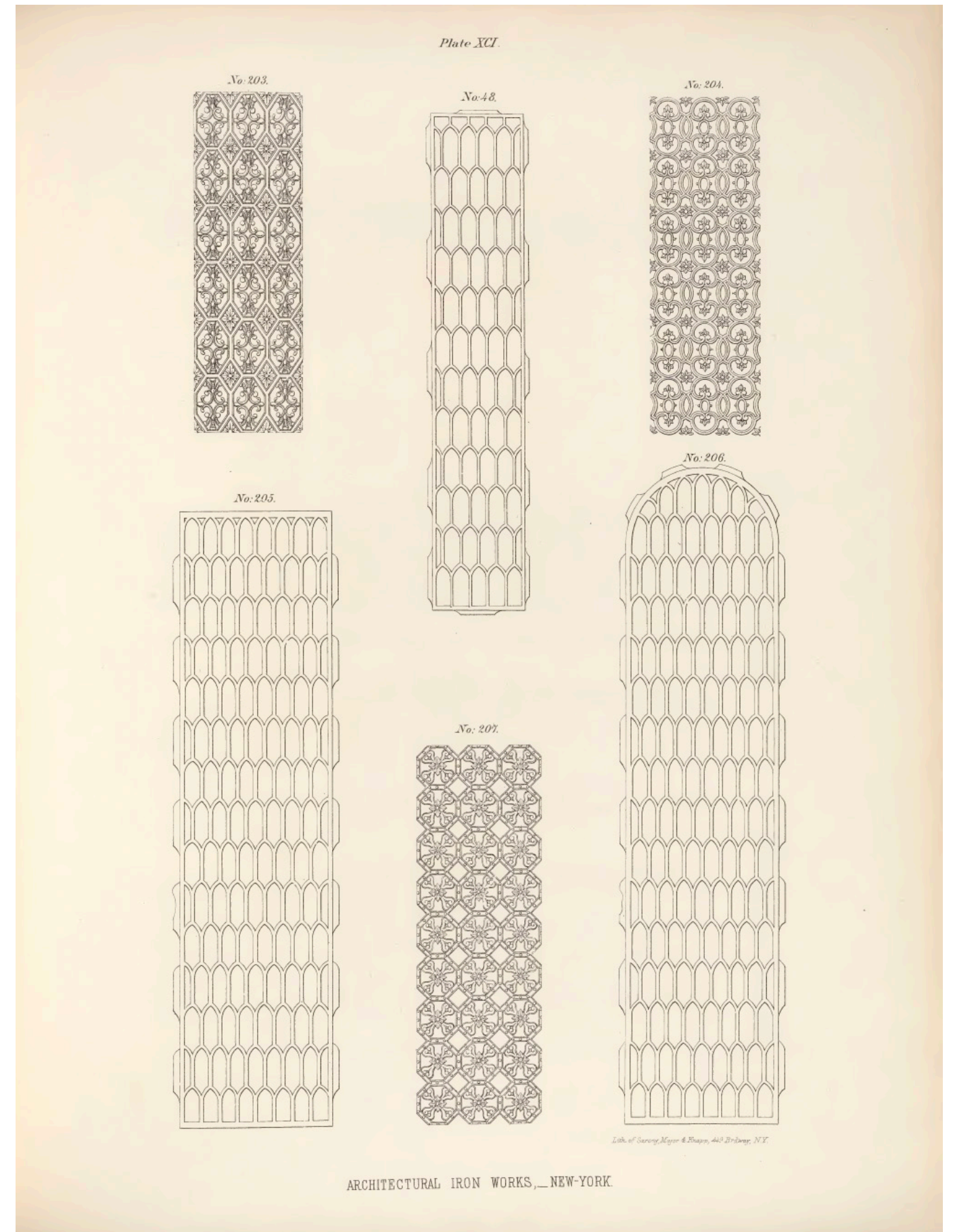
# CAST IRON - STRUCTURAL AND EXPRESSIVE INTEGRITY



Badger's Catalog of Architectural Iron Works, 1865, Lattice Panels

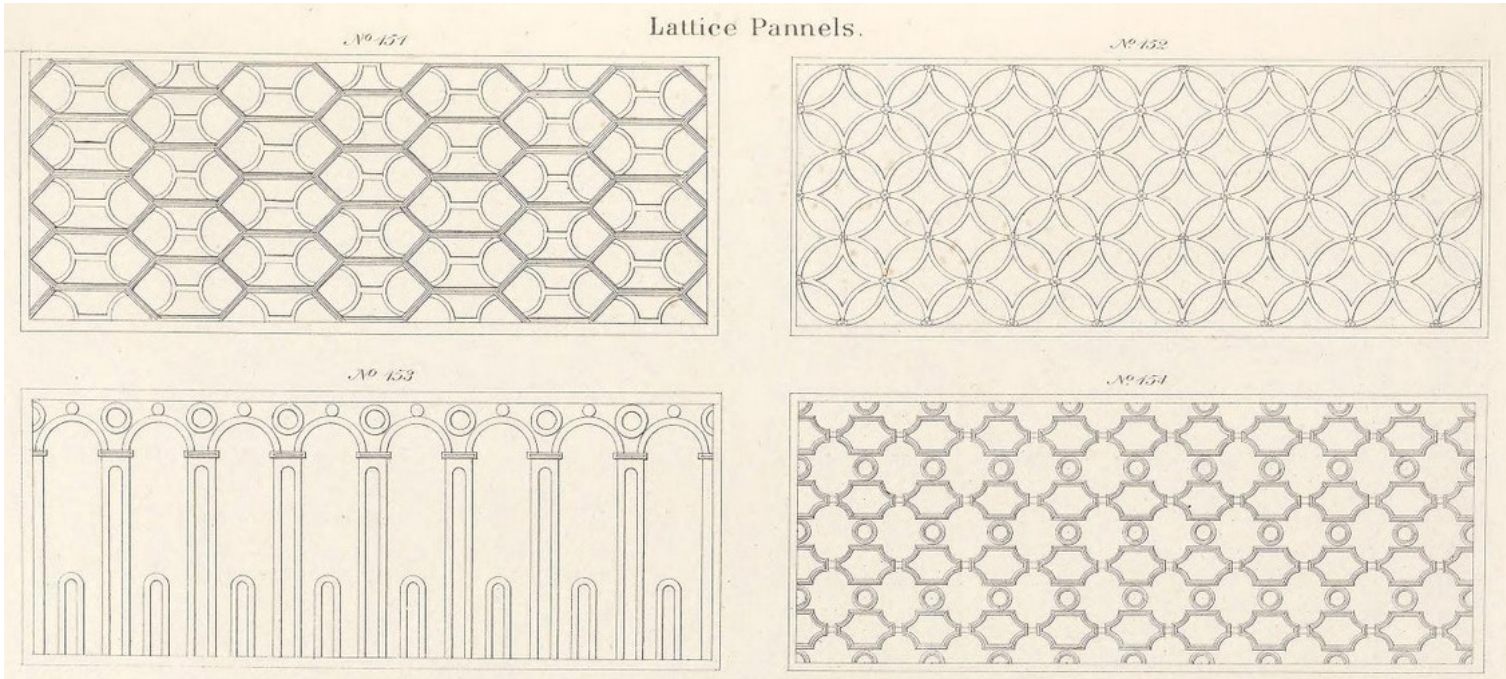


Badger's Catalog of Architectural Iron Works, 1865

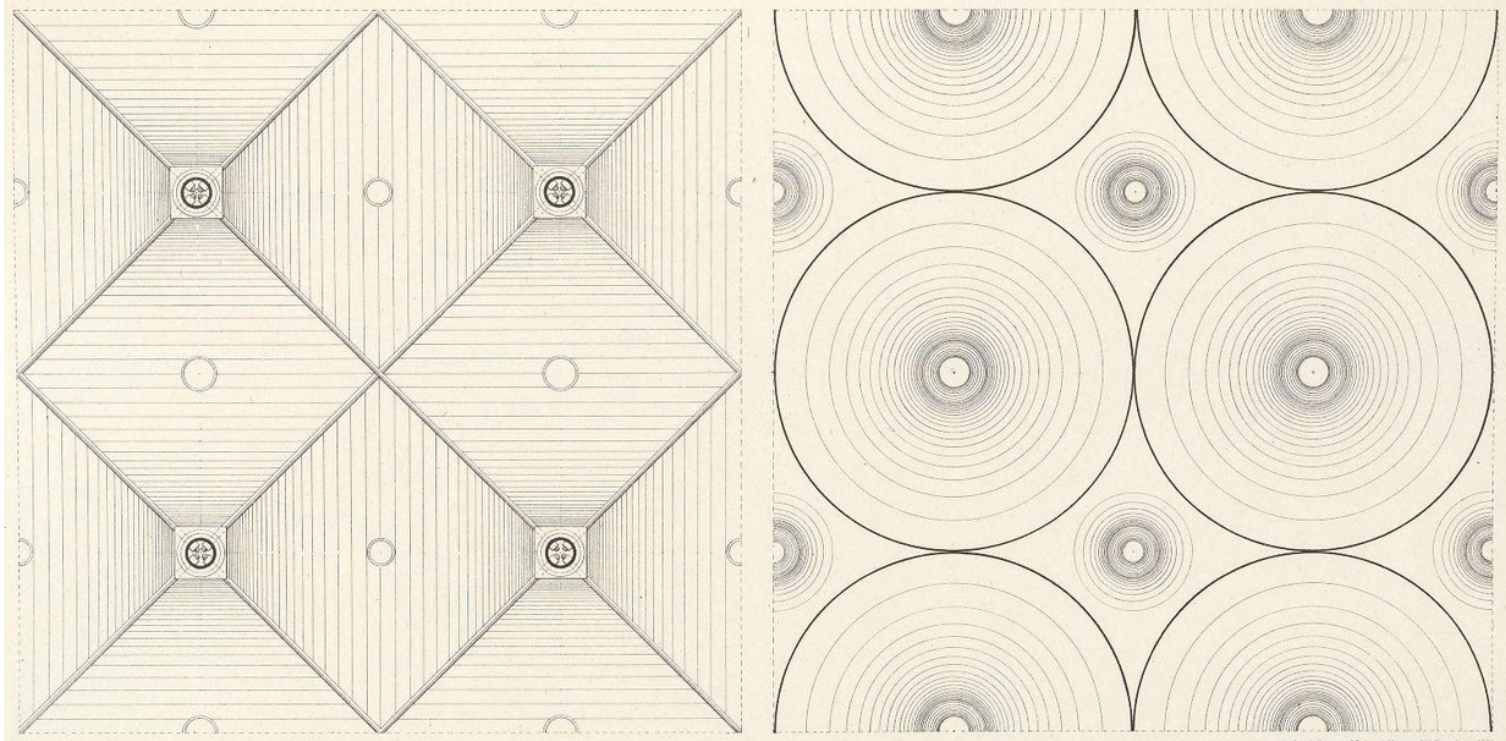


Badger's Catalog of Architectural Iron Works, 1865, Lattice Panels

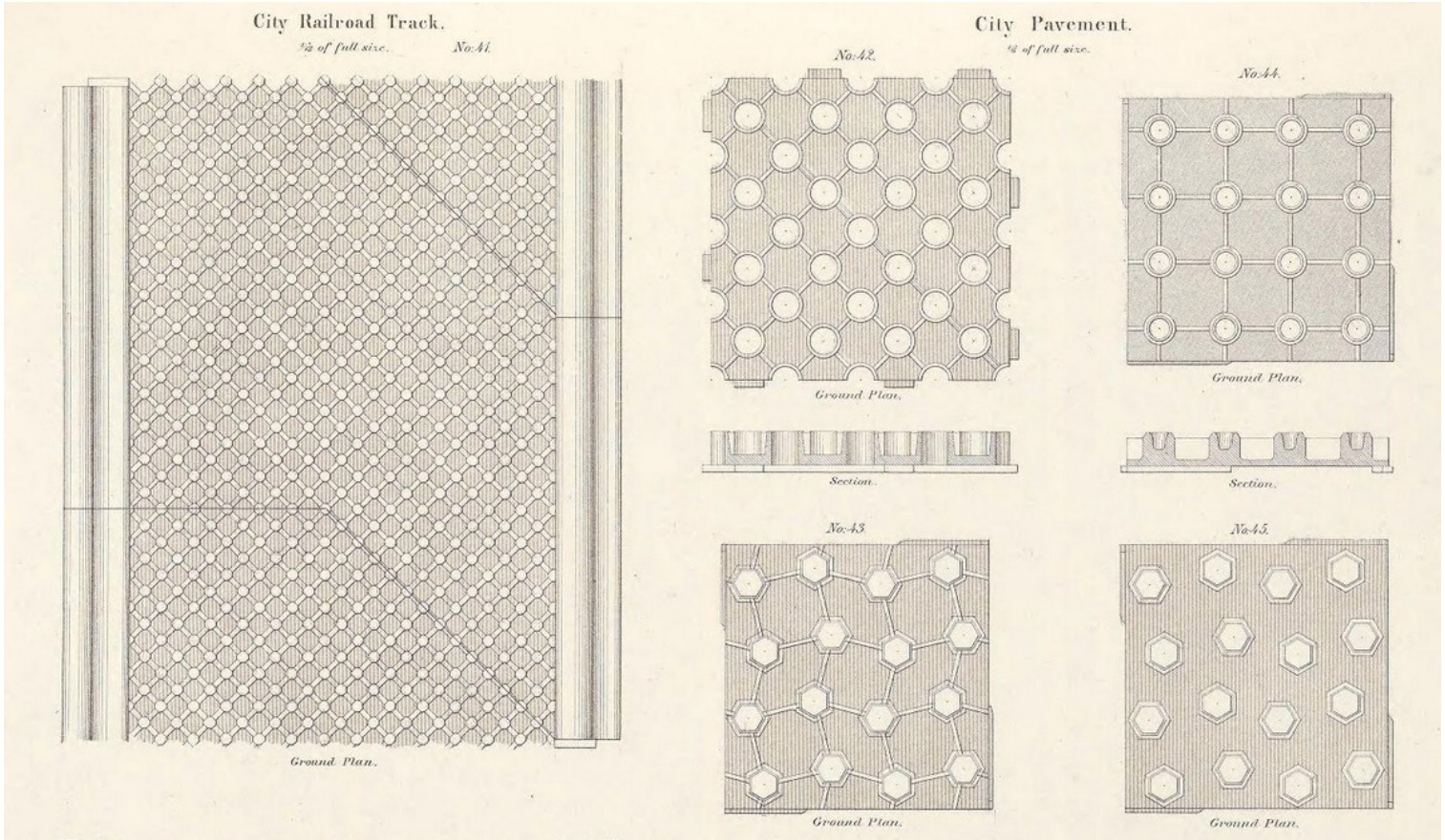
A cast-iron structure was easy and quick to erect in comparison with a masonry building, and it was also cheaper. (A cast-iron building could also be easily dismantled and re-erected elsewhere.) Essentially the pieces were an early form of prefabrication; they were cast in multiple units which could be readily combined and assembled in numerous ways. Naturally this was much cheaper than carving each piece individually in stone. If a client ordered a cast-iron building from a foundry, he might also be able to do without the services of an architect, and simply engage a builder to do the work. Certainly this was the case when British four-



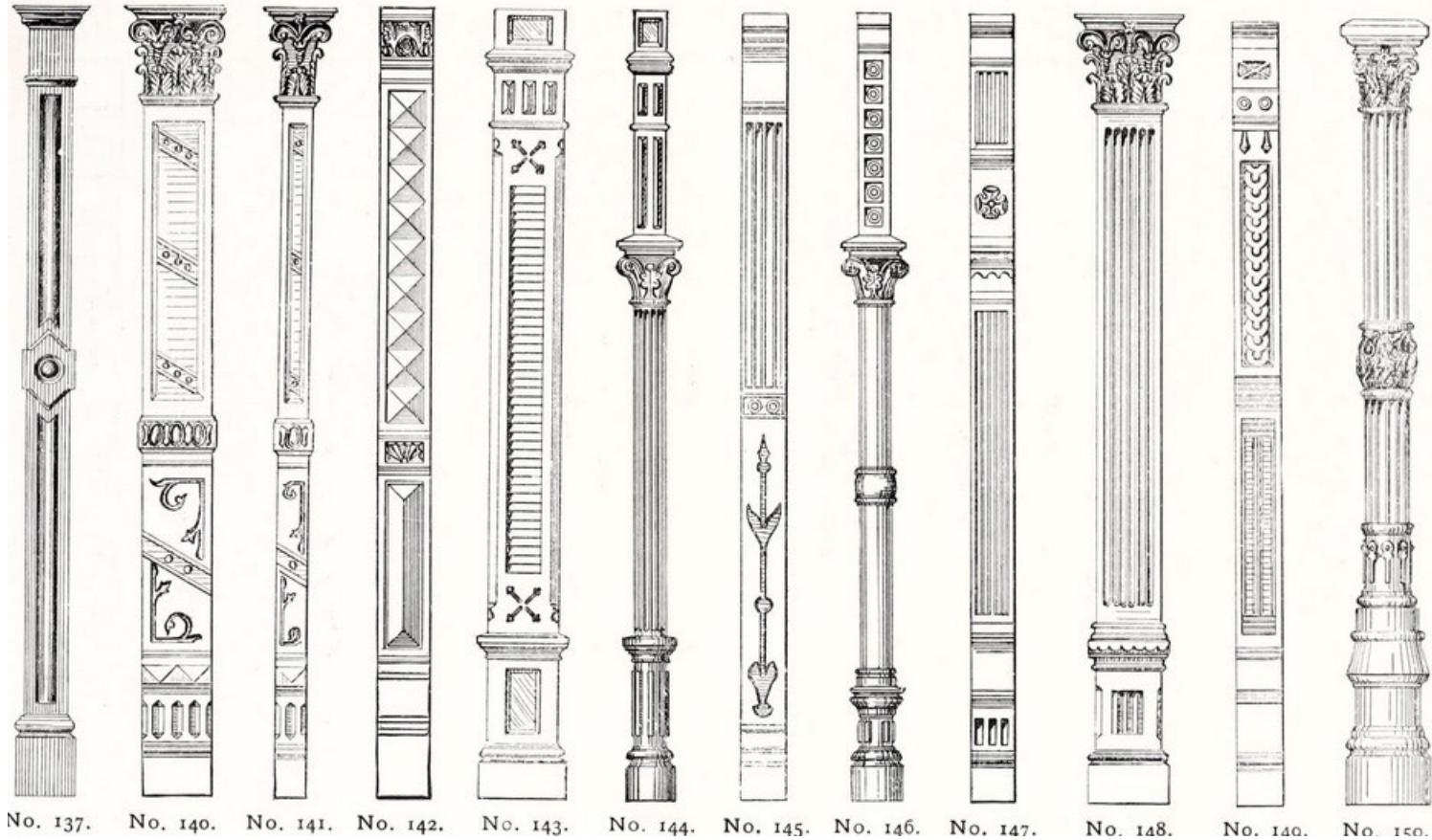
Badger's Catalog of Architectural Iron Works, 1865, Lattice Panels



Badger's Catalog of Architectural Iron Works, 1865, Grain Silos

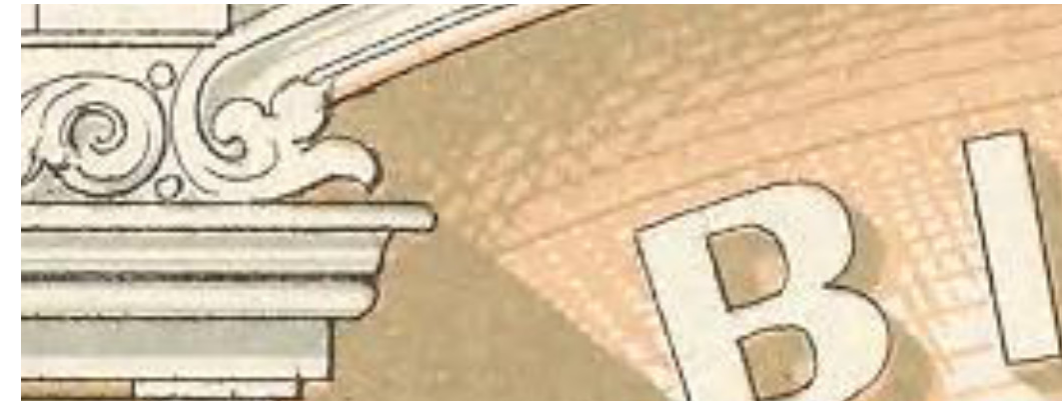
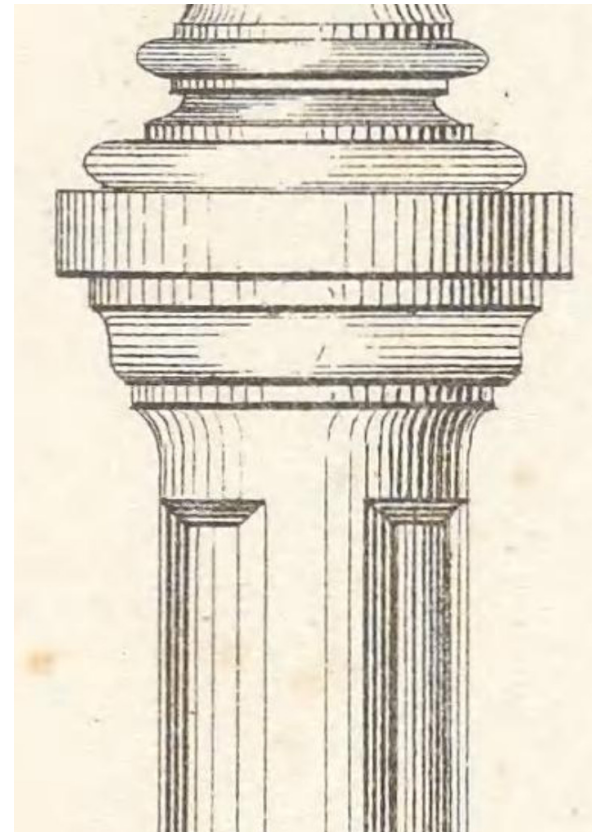
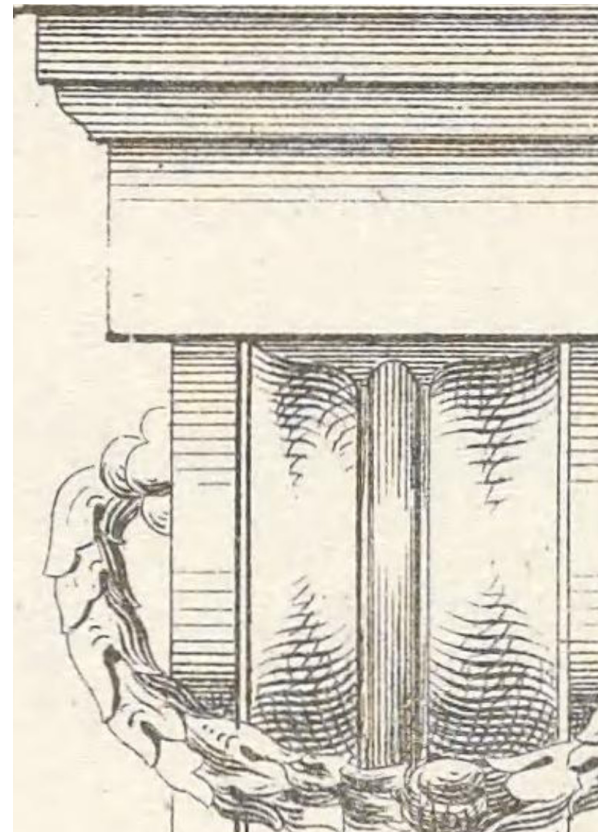
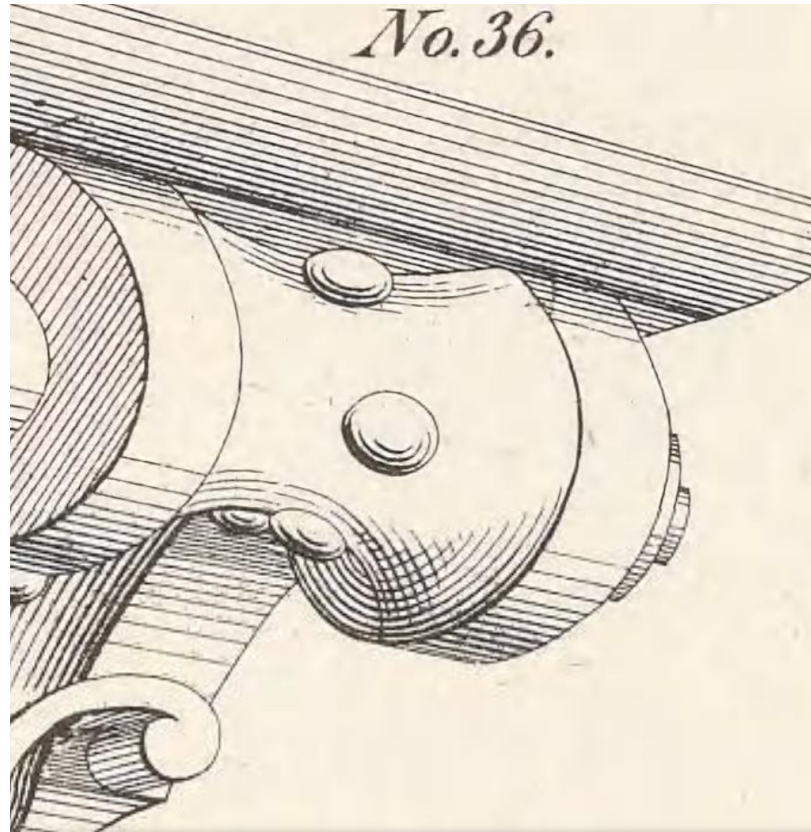


Badger's Catalog of Architectural Iron Works, 1865, Sidewalk Vaults



St. Louis Ironworks Catalog

# GRAPHIC CONVENTIONS TO REPRESENT 3D SURFACE IN BADGER CATALOGUE, 1865

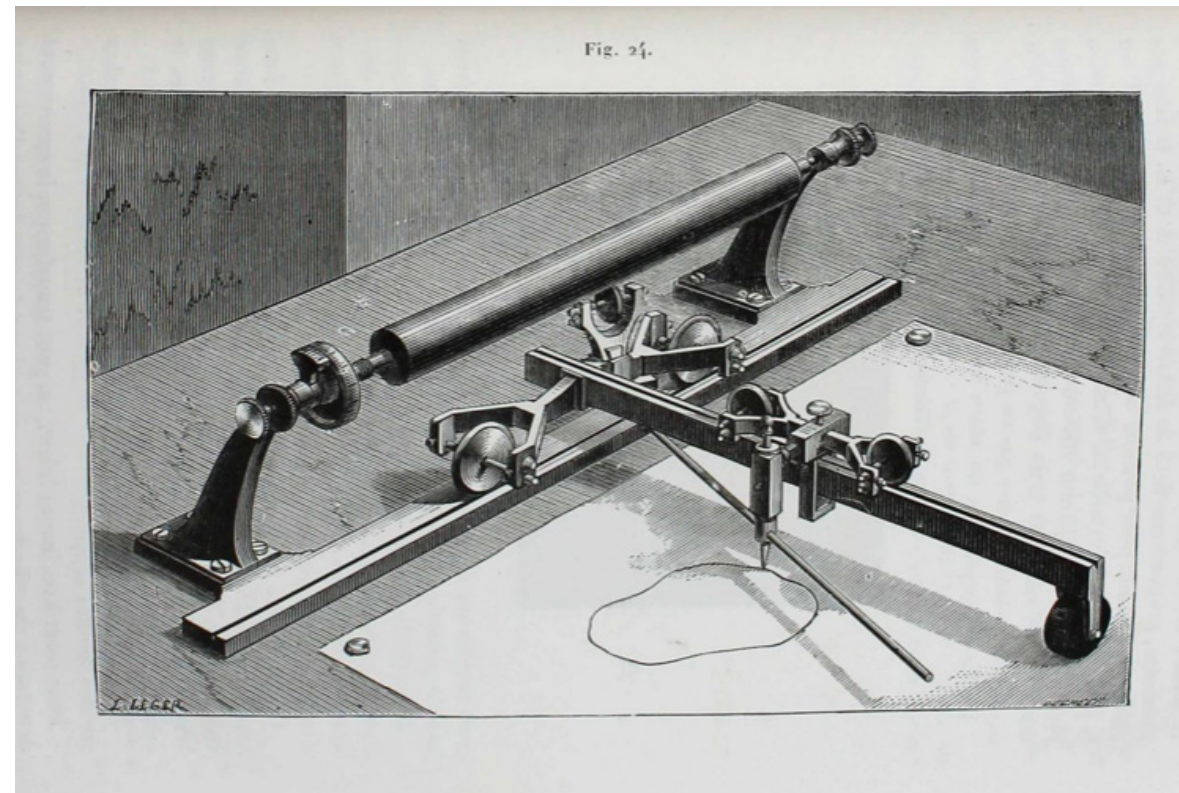


Badger's Catalog, Designs for Storefronts

## 19TH CENTURY MACHINED PATTERNS



1886 Two silver dollar bank note with roulette curves

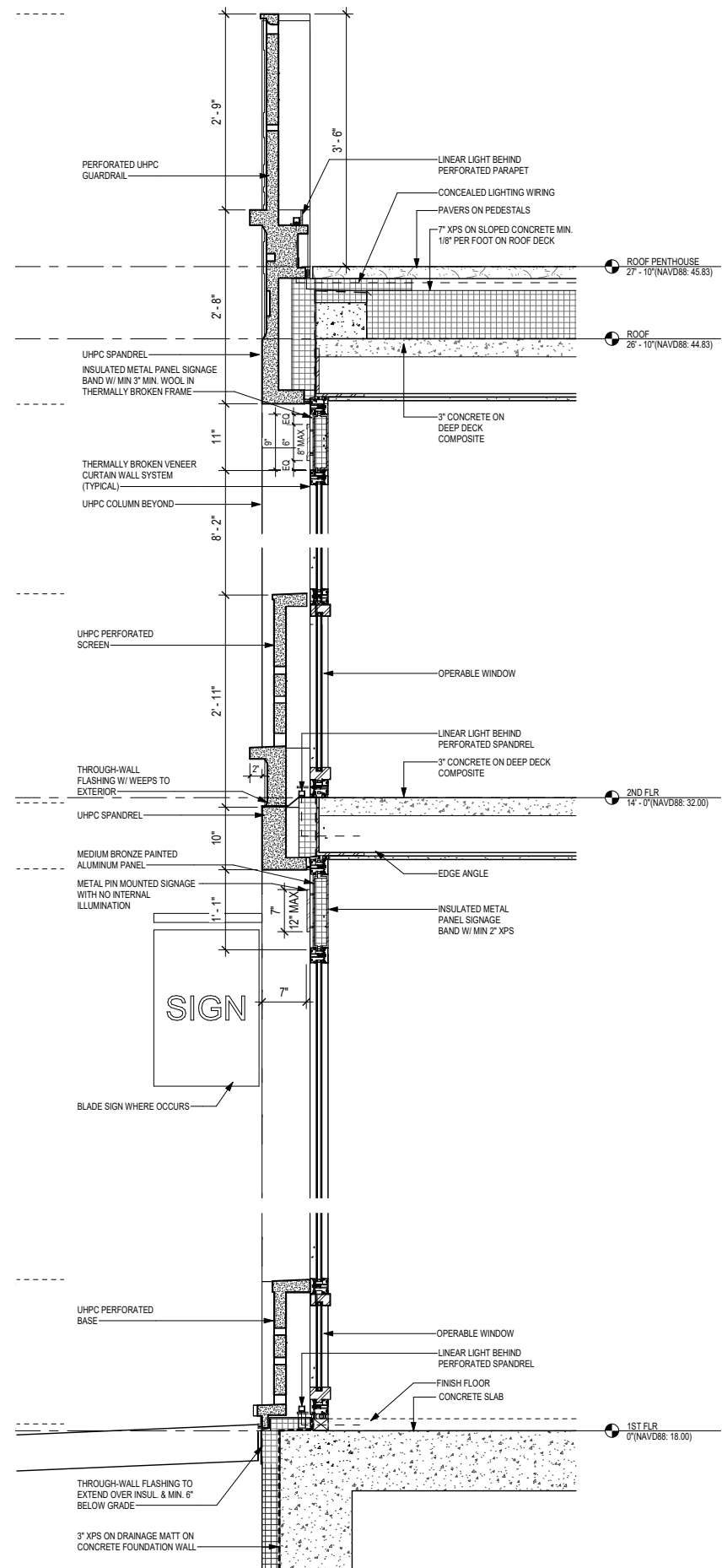
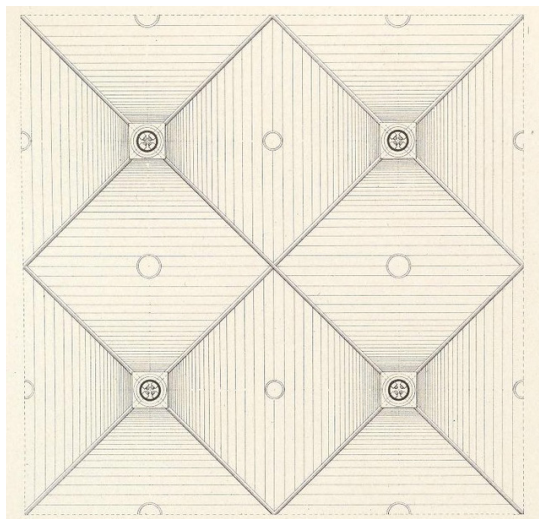
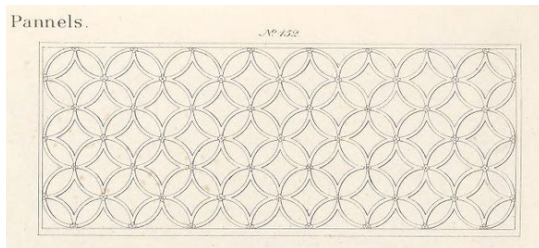
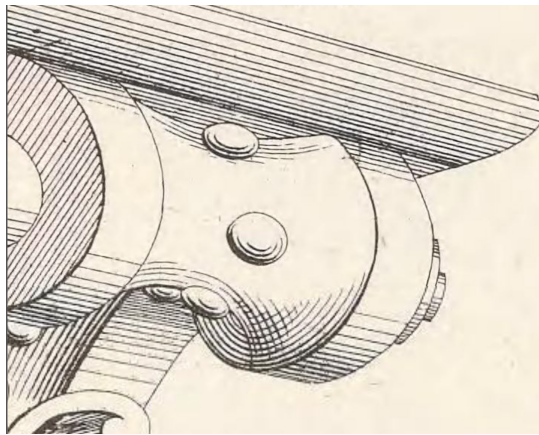
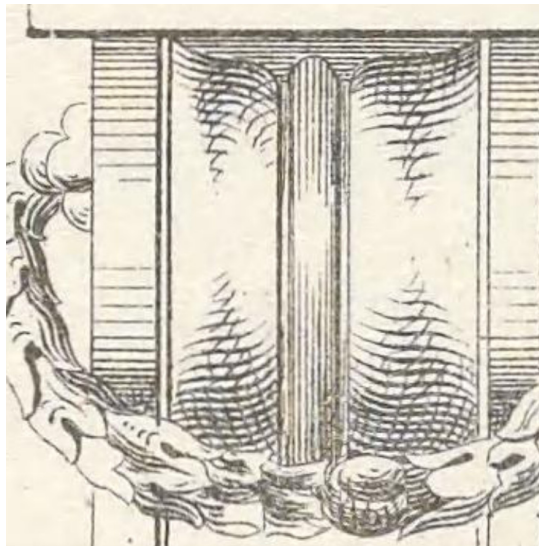


1886 Integraph by Bruno Abdank-Abakanowicz



1840 British postage stamp with graphic produced by Rose Engine





Typical wall section



Rendering of Spring Street facade

# LATTICEWORK AND RAILINGS IN THE DISTRICT



120 WOOSTER



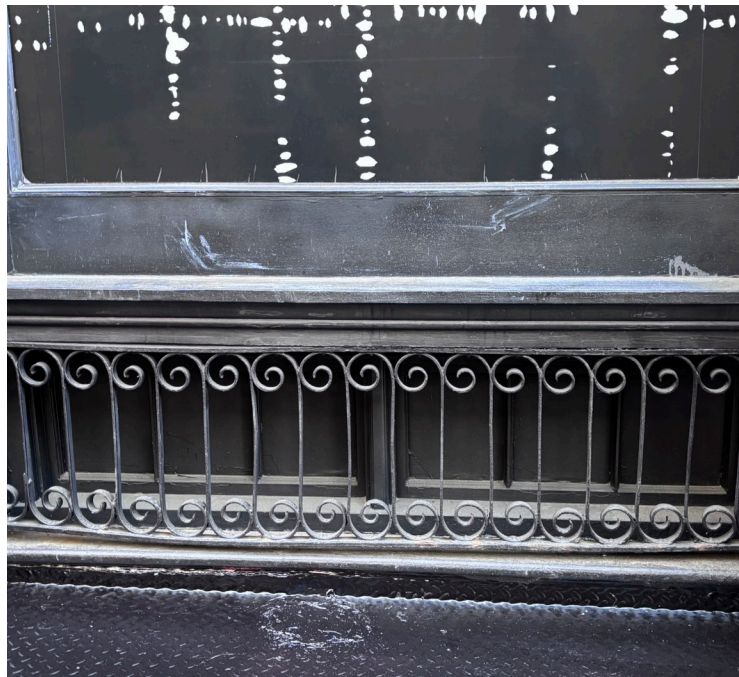
77 WOOSTER



84 WOOSTER



561 BROADWAY



139 SPRING



101 SPRING



488 BROADWAY

MULTI-COLOR STOREFRONTS



120 WOOSTER



104 WOOSTER



80 WOOSTER



111 WOOSTER



106 SPRING



106 SPRING



134 SPRING



109 SPRING



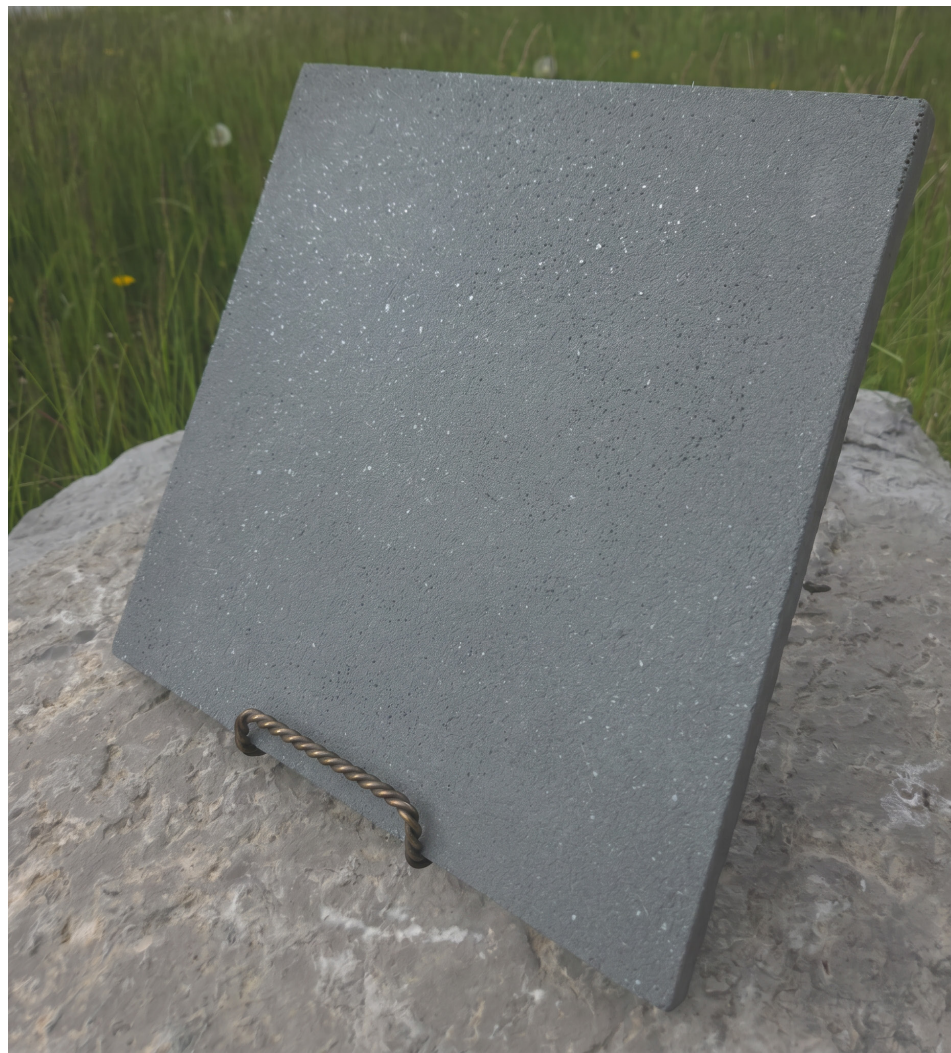
101 Spring Street



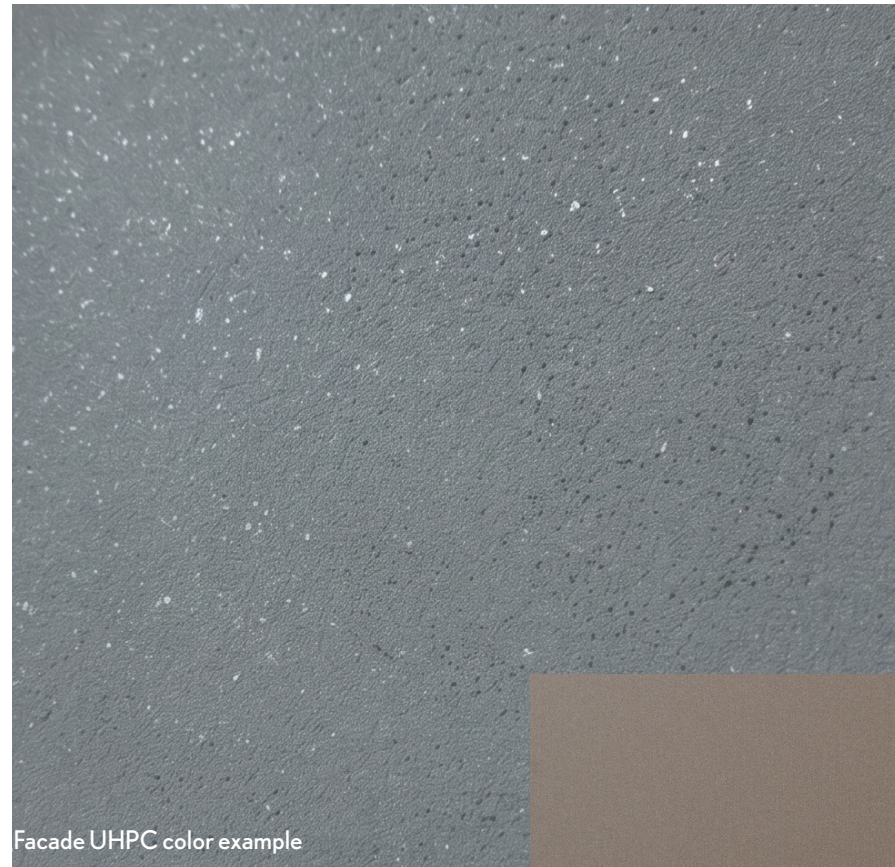
101 Spring Street



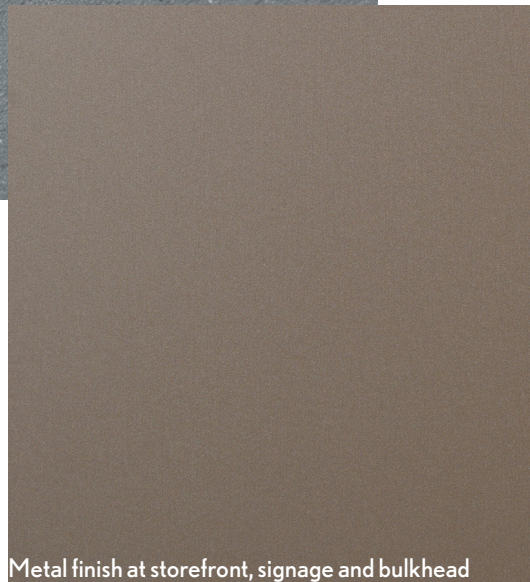
Wooster Street facade



Facade UHPC color example



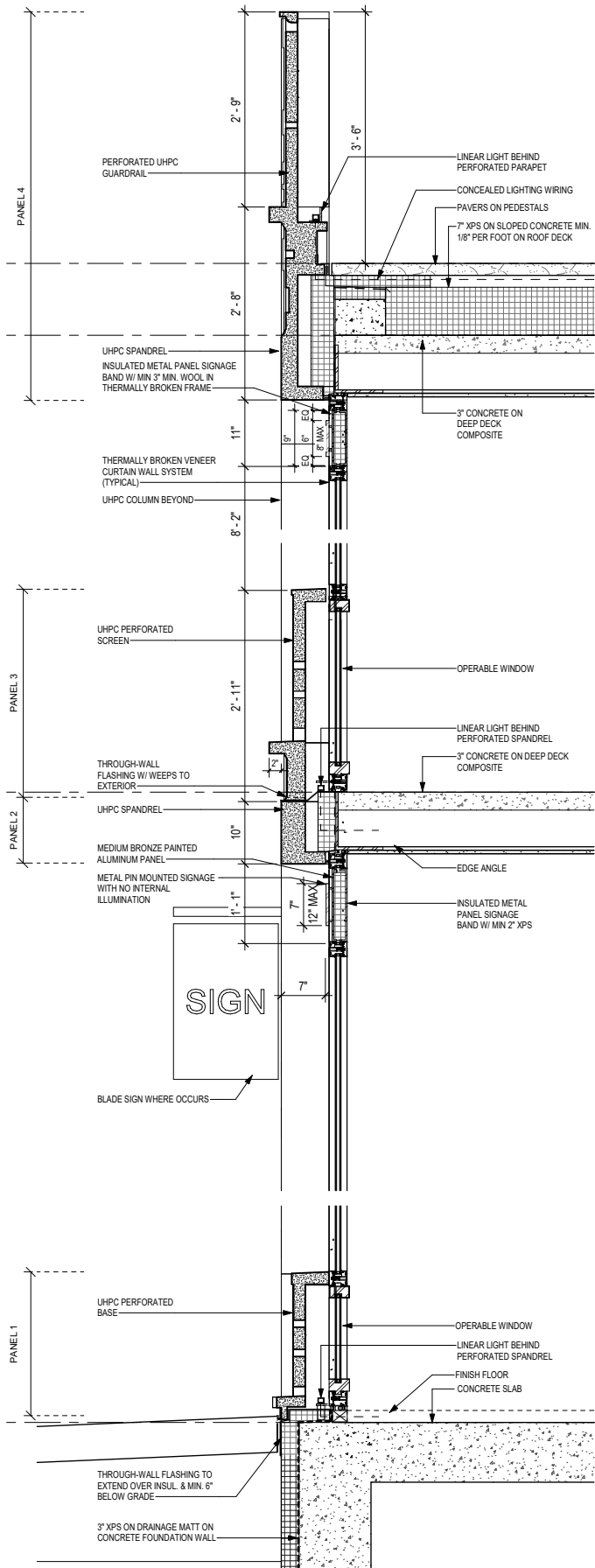
Facade UHPC color example



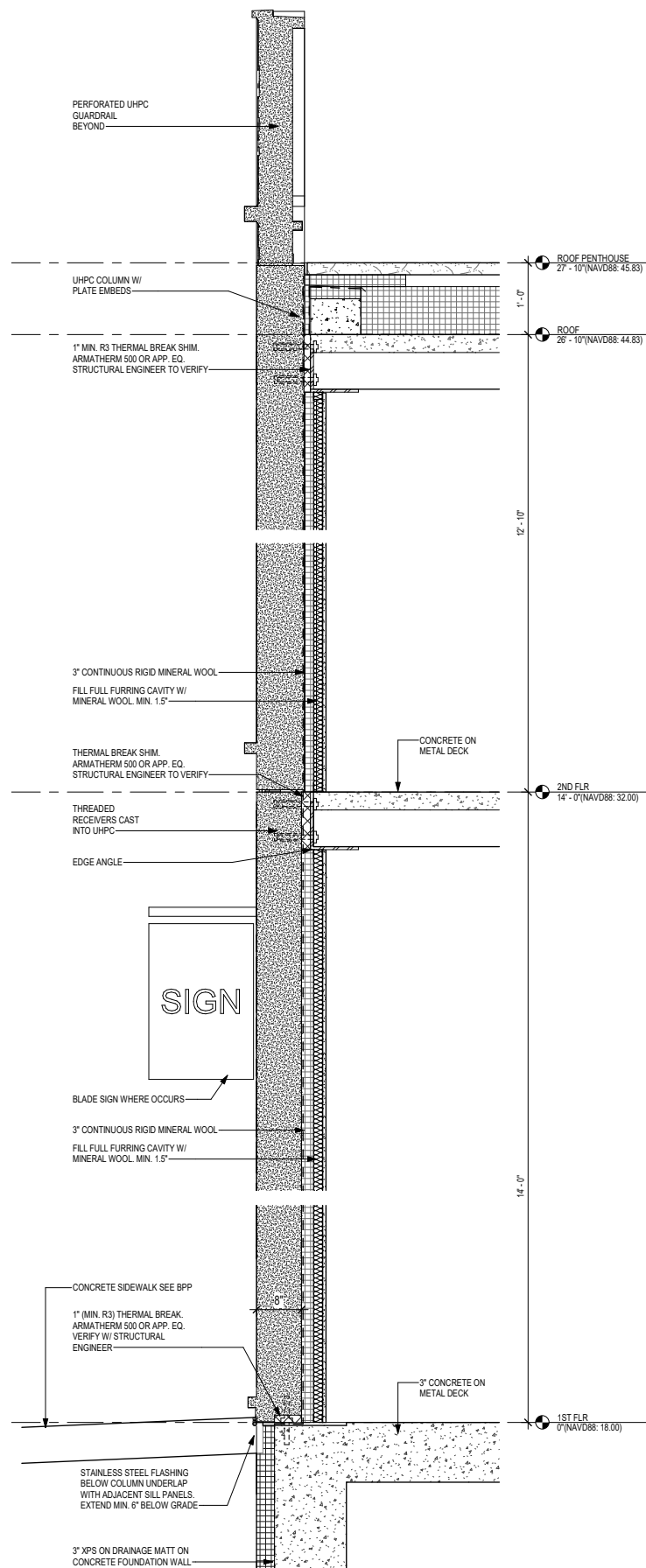
Metal finish at storefront, signage and bulkhead



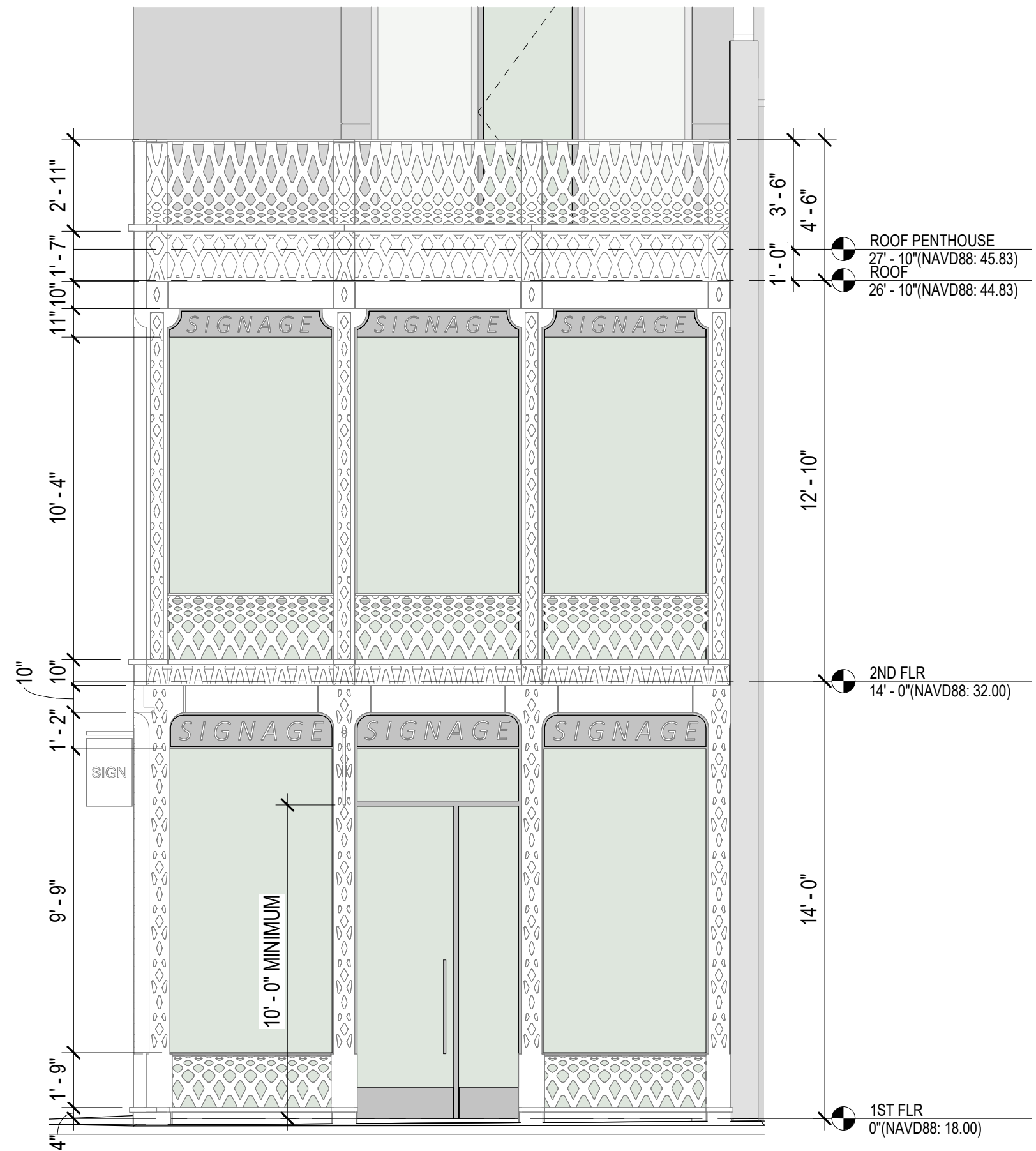
Wooster Street facade



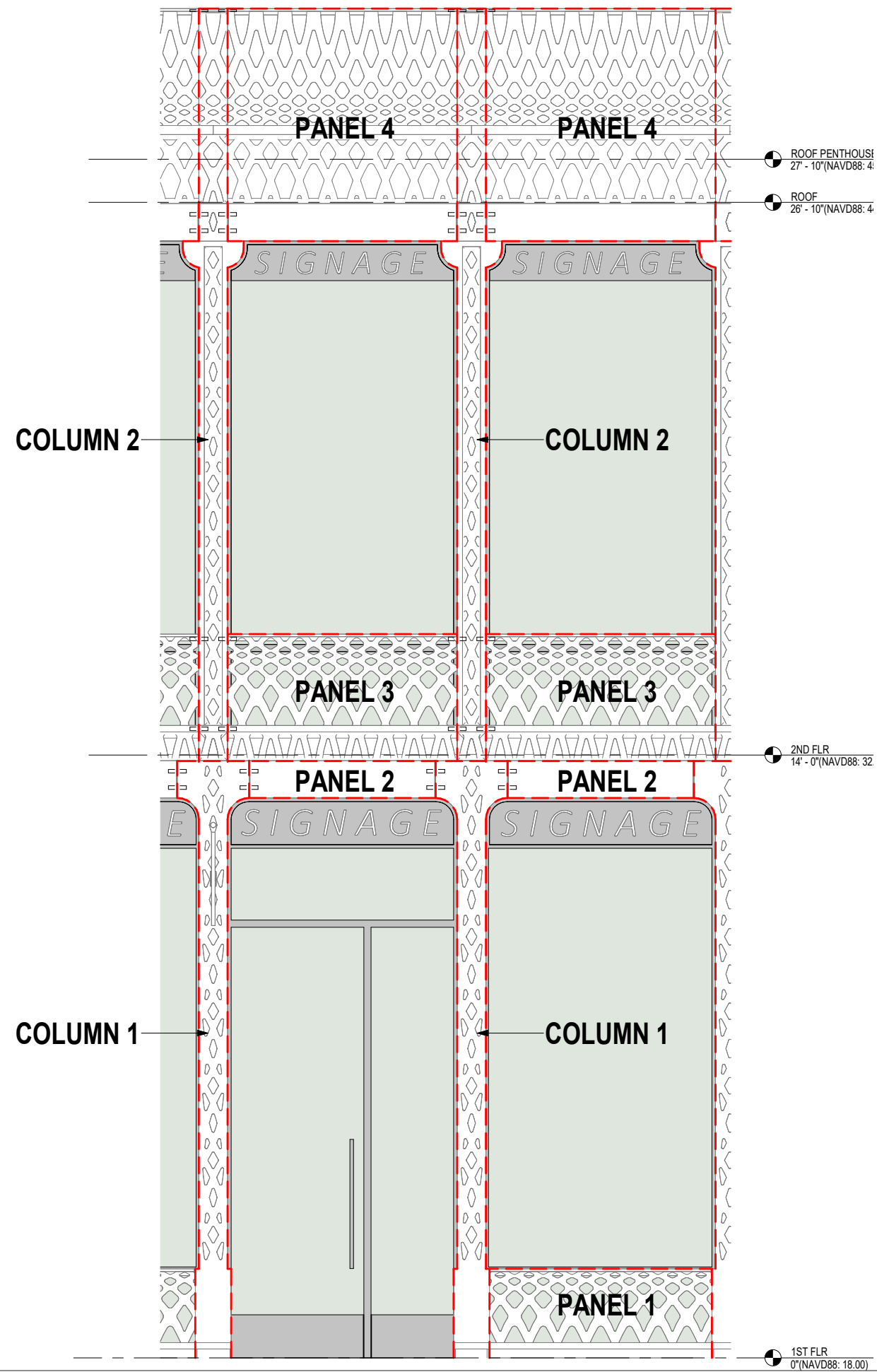
Typical wall section



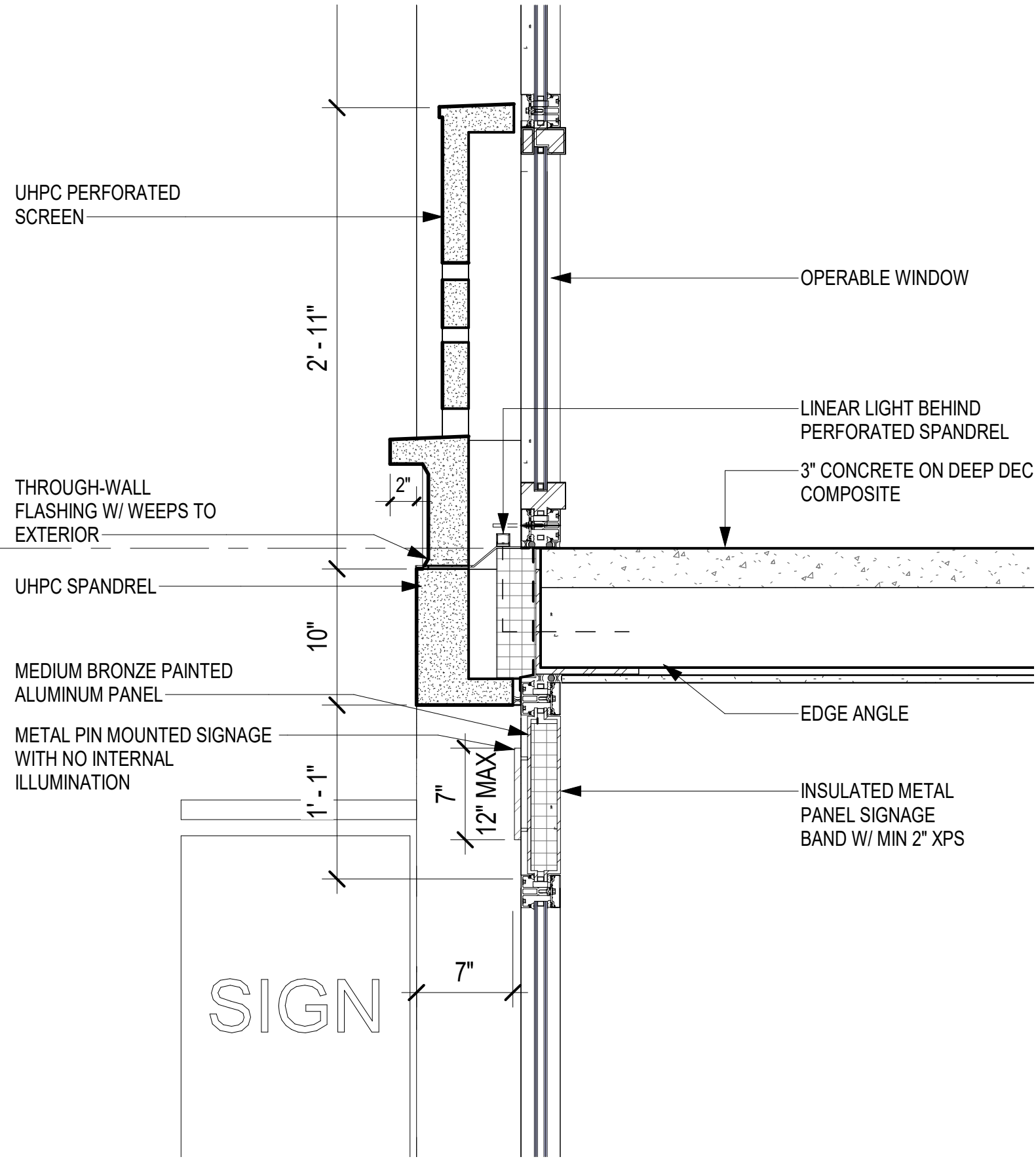
Typical UHPC column section



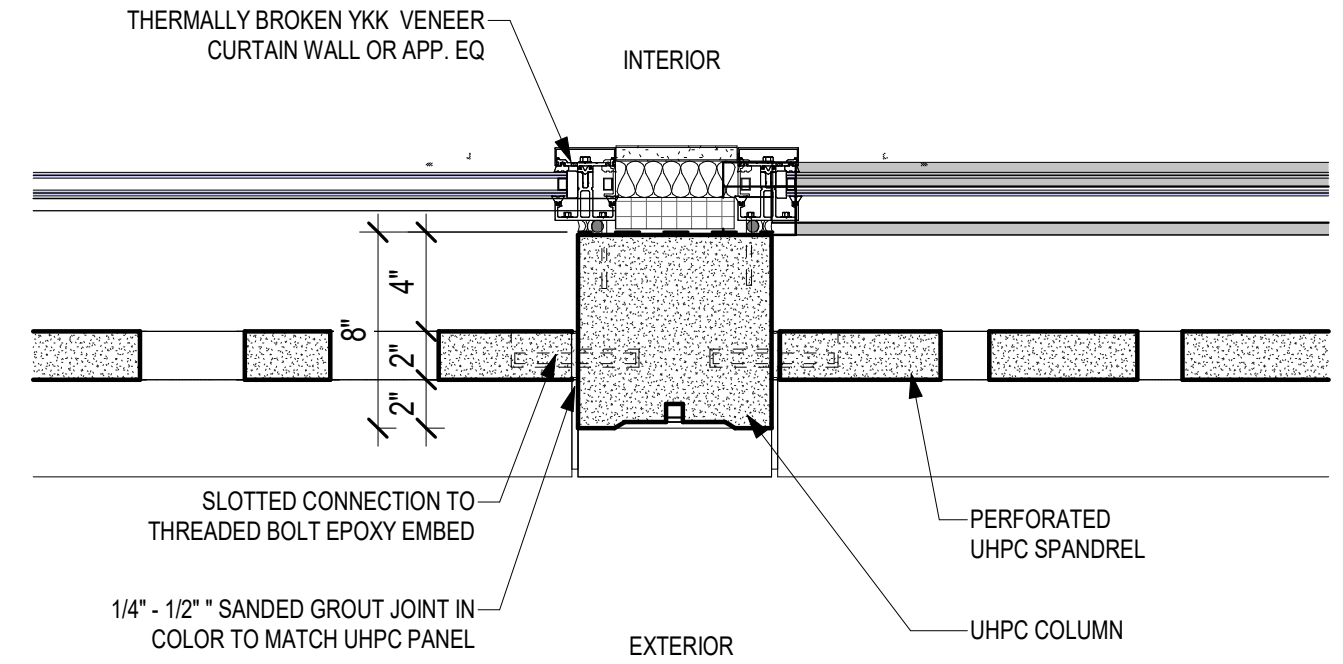
North elevation



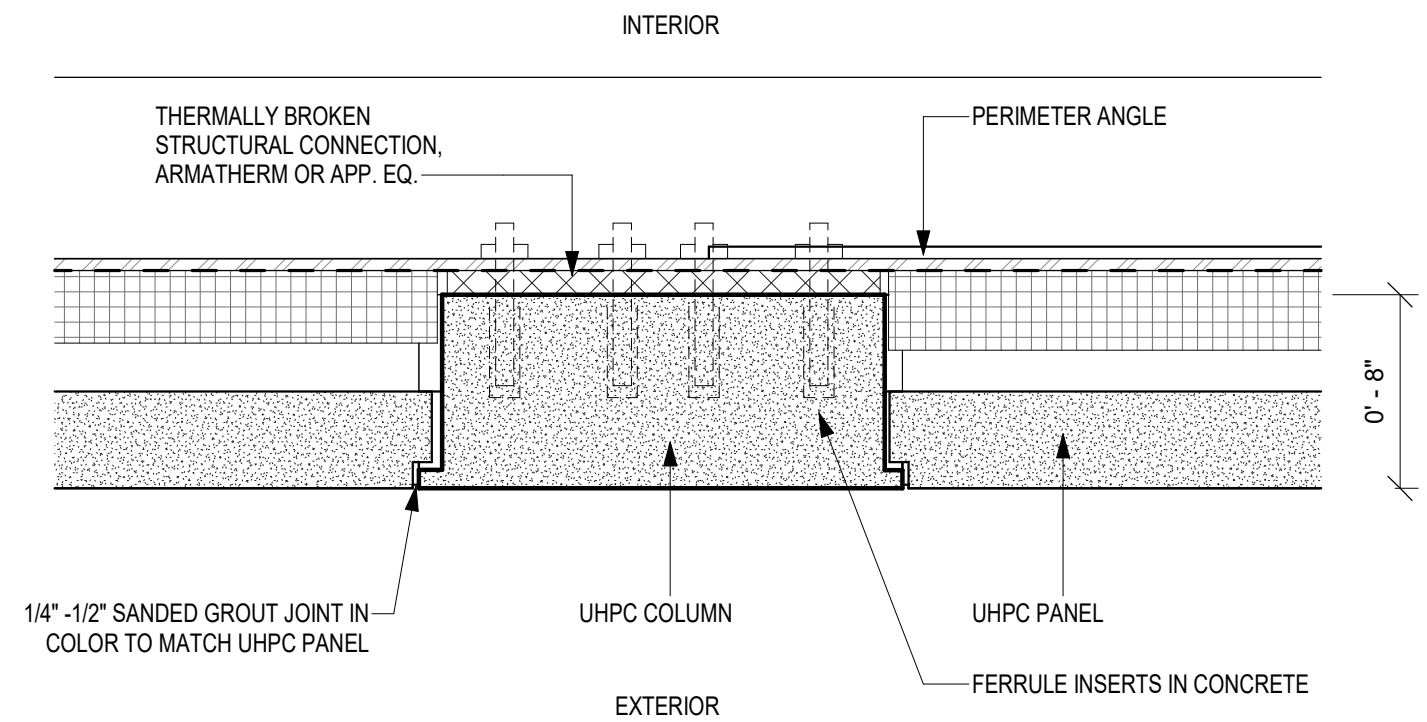
1:2 scale model of proposed facade design



TYPICAL SPANDREL PANEL DETAIL

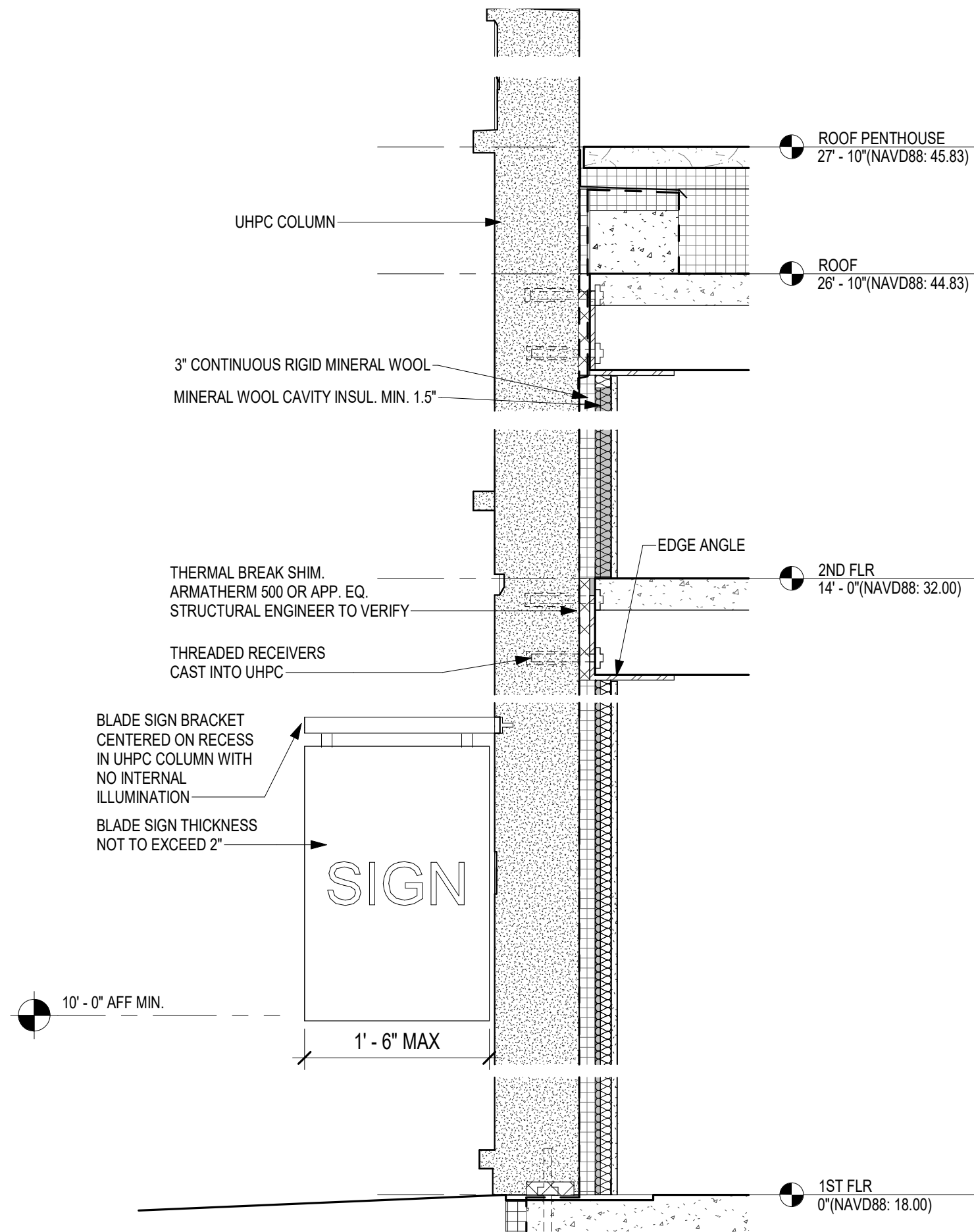


3 PLAN DETAIL - COLUMN TO PERFORATED SPANDREL

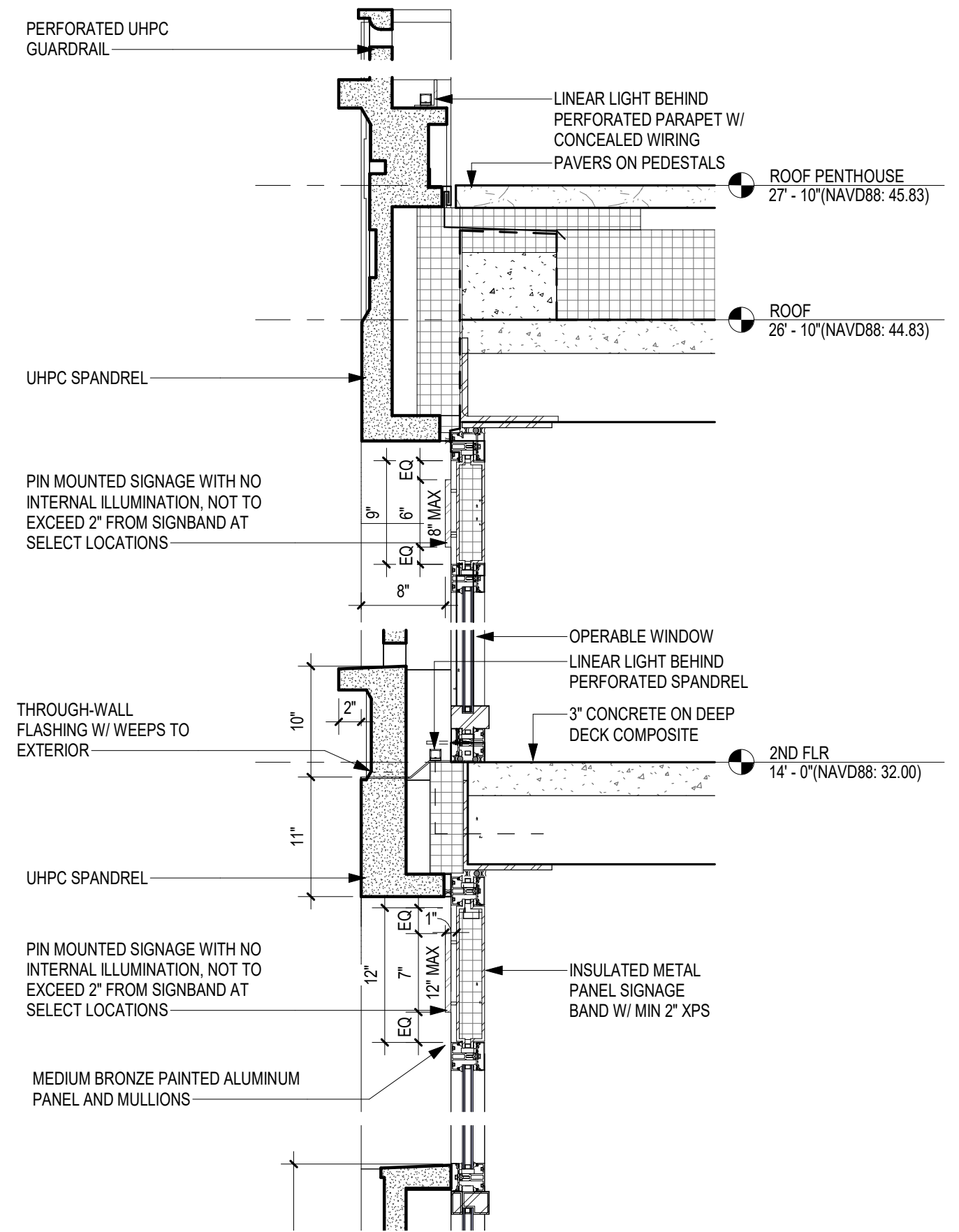


2 PLAN DETAIL - COLUMN CAPITOL TO SPANDREL PANEL

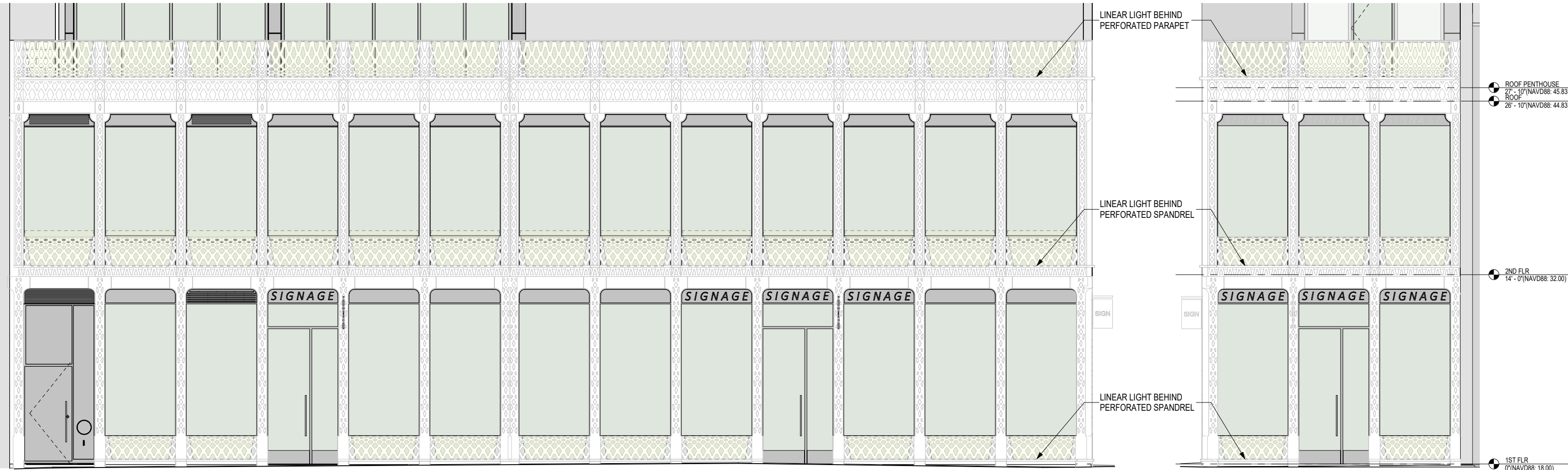
# LIGHTING AND SIGNAGE DETAILS



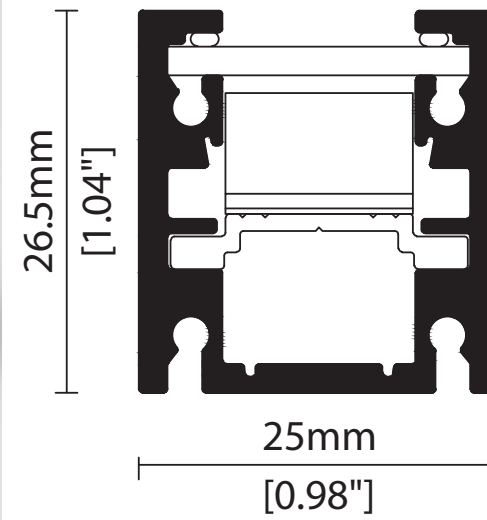
TYPICAL LIGHTING AND SIGNAGE DETAIL AT COLUMN

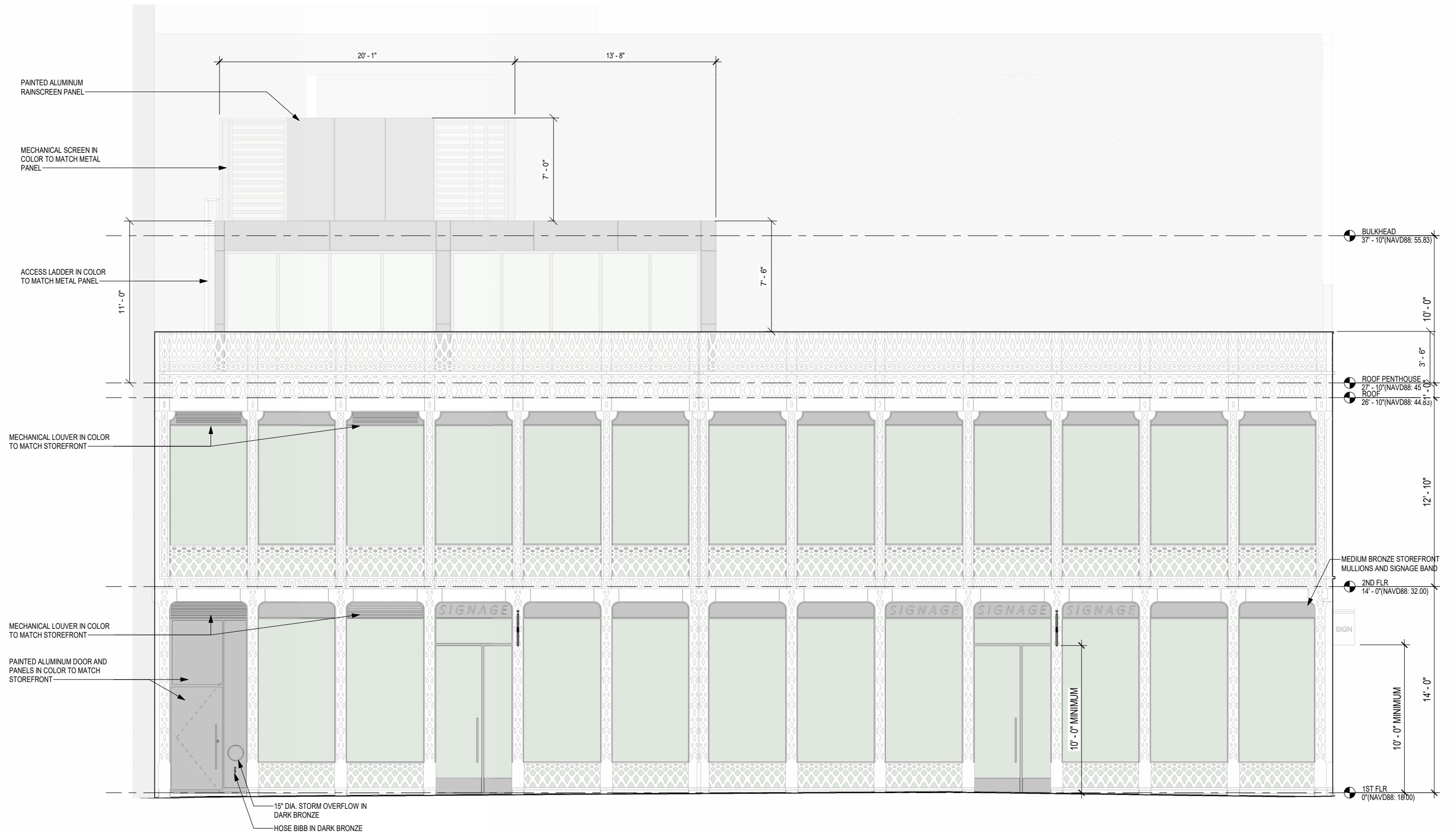


TYPICAL LIGHTING AND SIGNAGE DETAIL AT SPANDREL PANEL

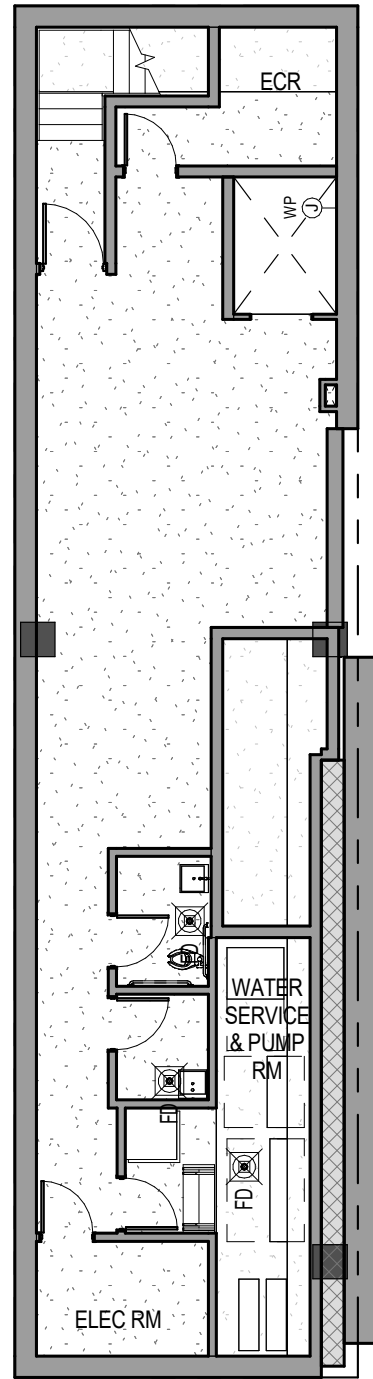


Linear LED uplight fixture

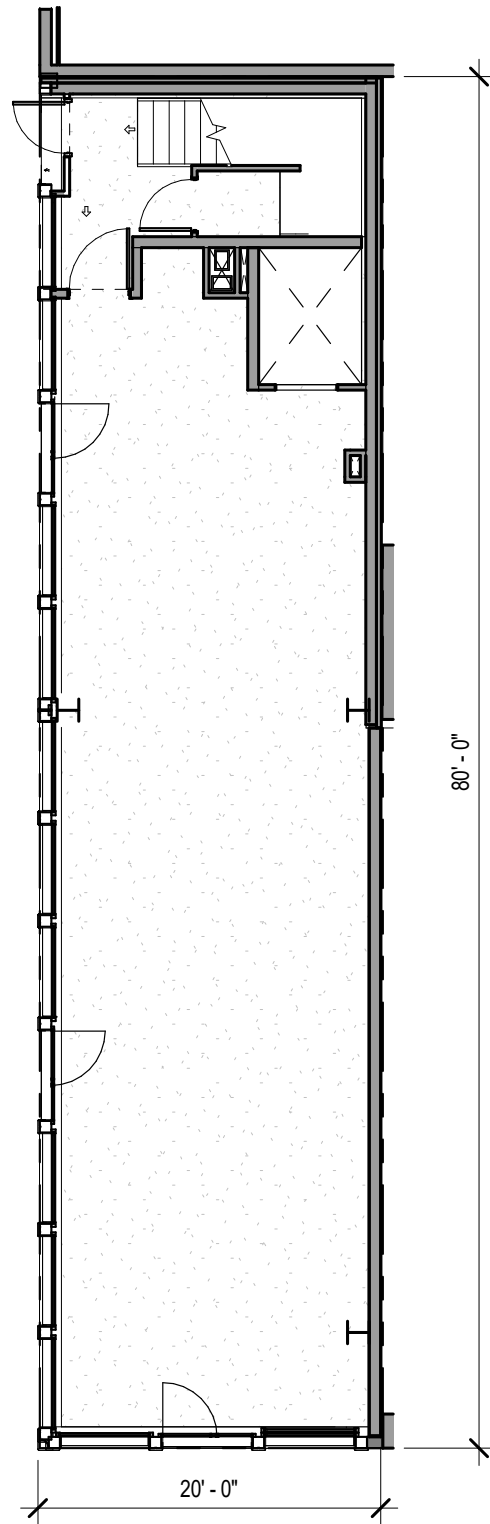




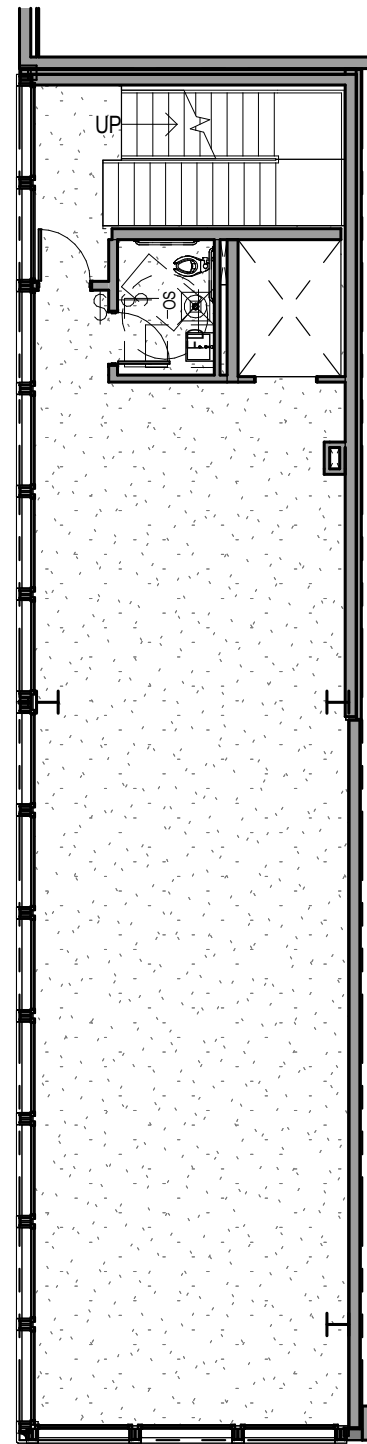
East elevation



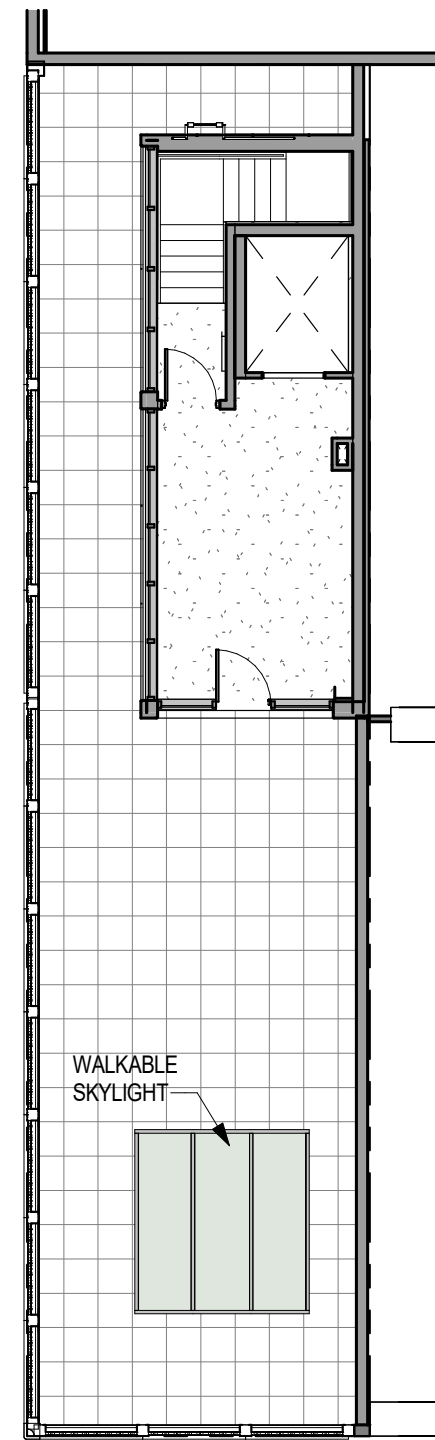
0 CELLAR PLAN  
3/32" = 1'-0"



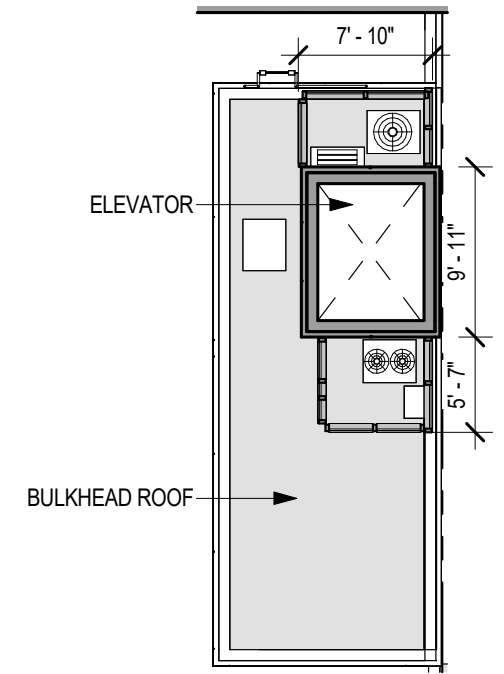
1 1ST FLOOR PLAN  
3/32" = 1'-0"



2 2ND FLOOR PLAN  
3/32" = 1'-0"



3 OCCUPIED ROOF (NON-STORY)  
3/32" = 1'-0"



4 BULKHEAD ROOF  
3/32" = 1'-0"



View from Wooster Looking South (with trees in foreground edited out)



View from Wooster Looking South



View from Spring Street Looking Southwest



June 9, 2026  
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## Borough of Manhattan

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