Landmarks Preservation Commission

July 28, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 1, LPC-26-10512

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

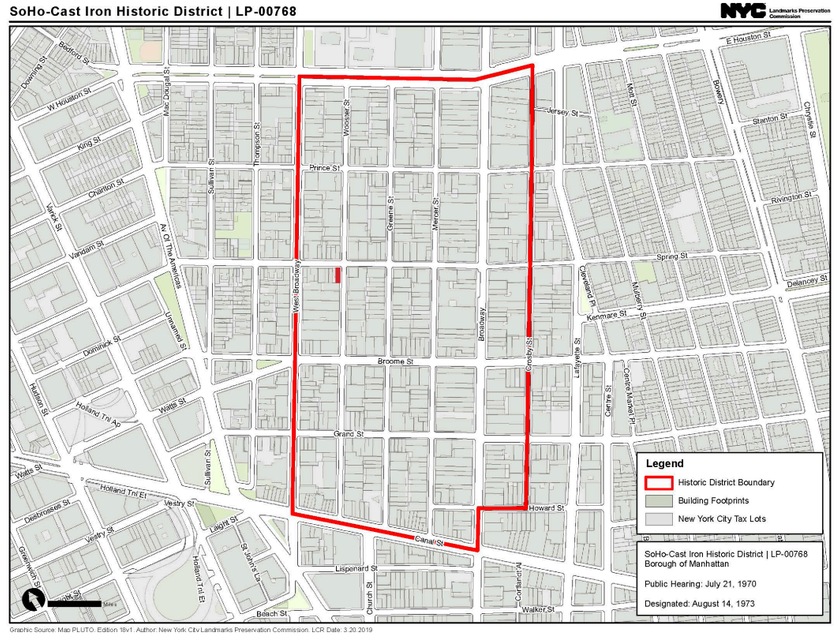
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

144 SPRING STREET

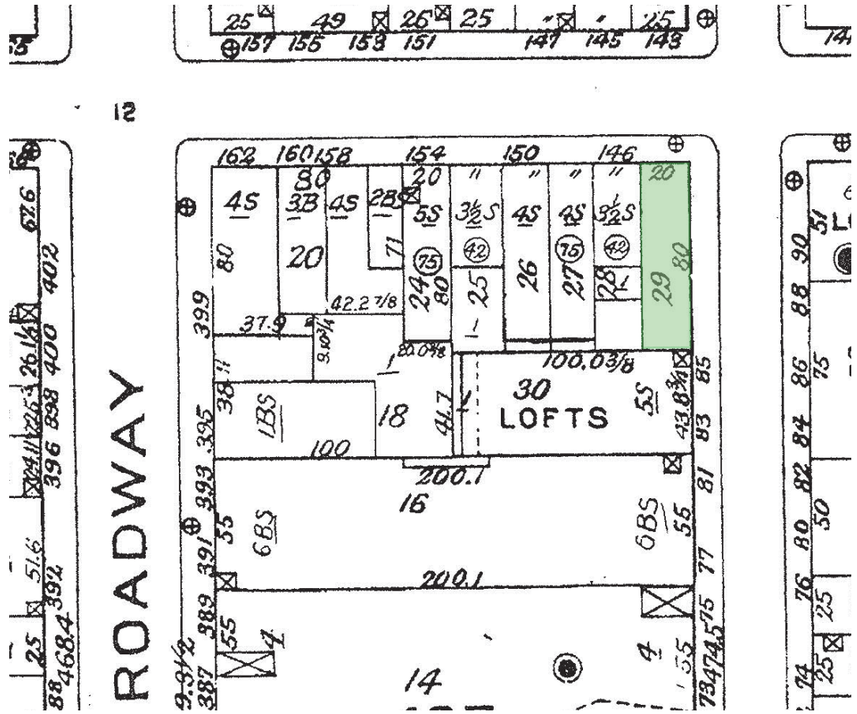
Landmarks Preservation Commission Public Meeting | July 21st 2026



144 Spring Street (HQ)



Soho Cast Iron Historic District



Property Location

COMMISSIONER COMMENTS:

- BULKHEAD IS TOO PROMINENT; SIZE AND COLOR SHOULD BE STUDIED; IMPROVE RELATIONSHIP BETWEEN BULKHEAD/PENTHOUSE AND BUILDING

- DESIGN OF THE BUILDING SHOULD BE FURTHER REFINED; STUDY HOW THE BASE MEETS THE SIDEWALK

- REDUCE SIGNAGE

REVISIONS

- BULKHEAD: HEIGHT AND VISIBILITY REDUCTION, COLOR REVISED

- SIGNAGE: REMOVED FROM SECOND FLOOR AND REDUCED AT SIGNBAND

- OVERALL DESIGN REVISIONS ADDRESS ARTICULATION AT PANELS AND PROPORTIONALITY



Previously proposed



Currently proposed



View to the southwest from across Spring Street



View to the northwest from Wooster Street



Northwest corner of Spring Street and Wooster





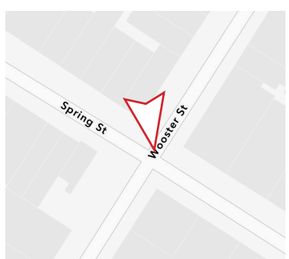


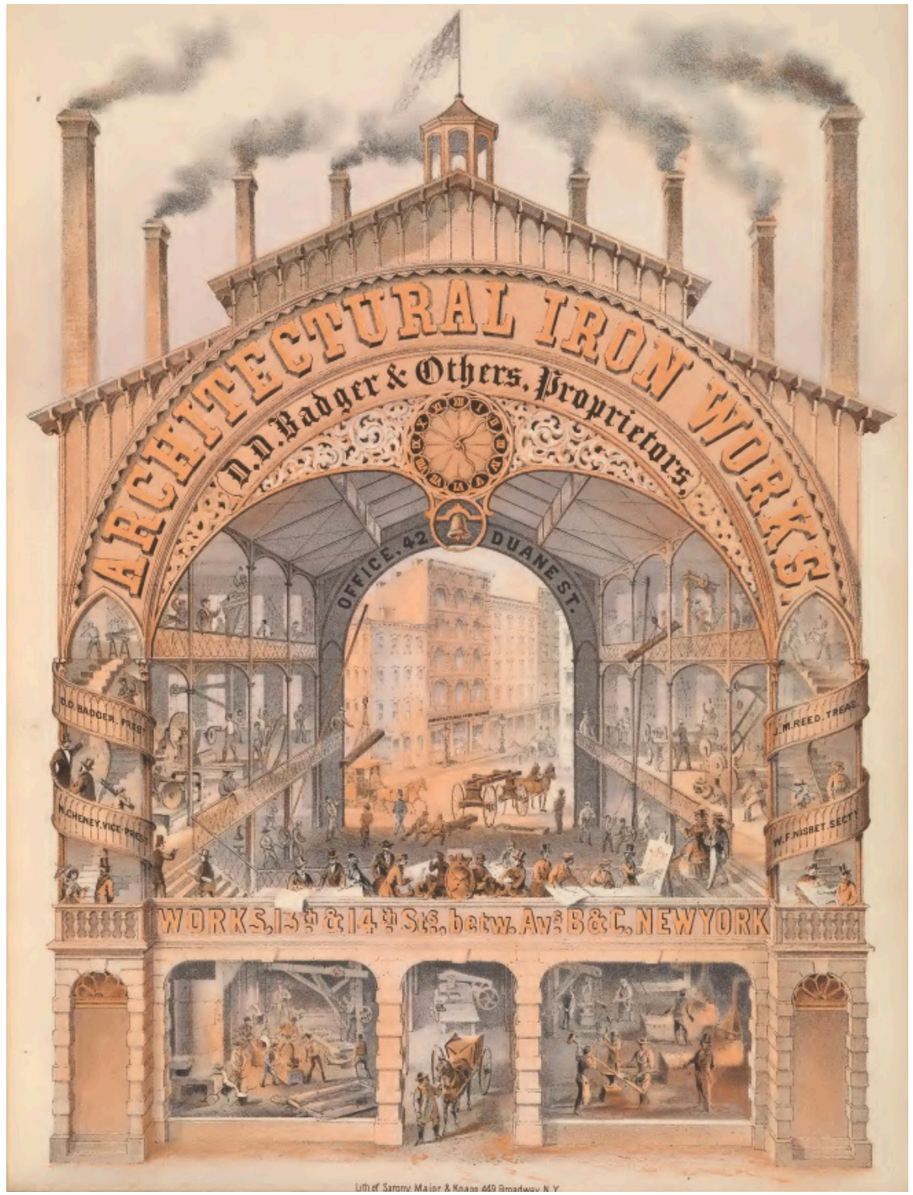
Northeast corner of Spring Street and Wooster



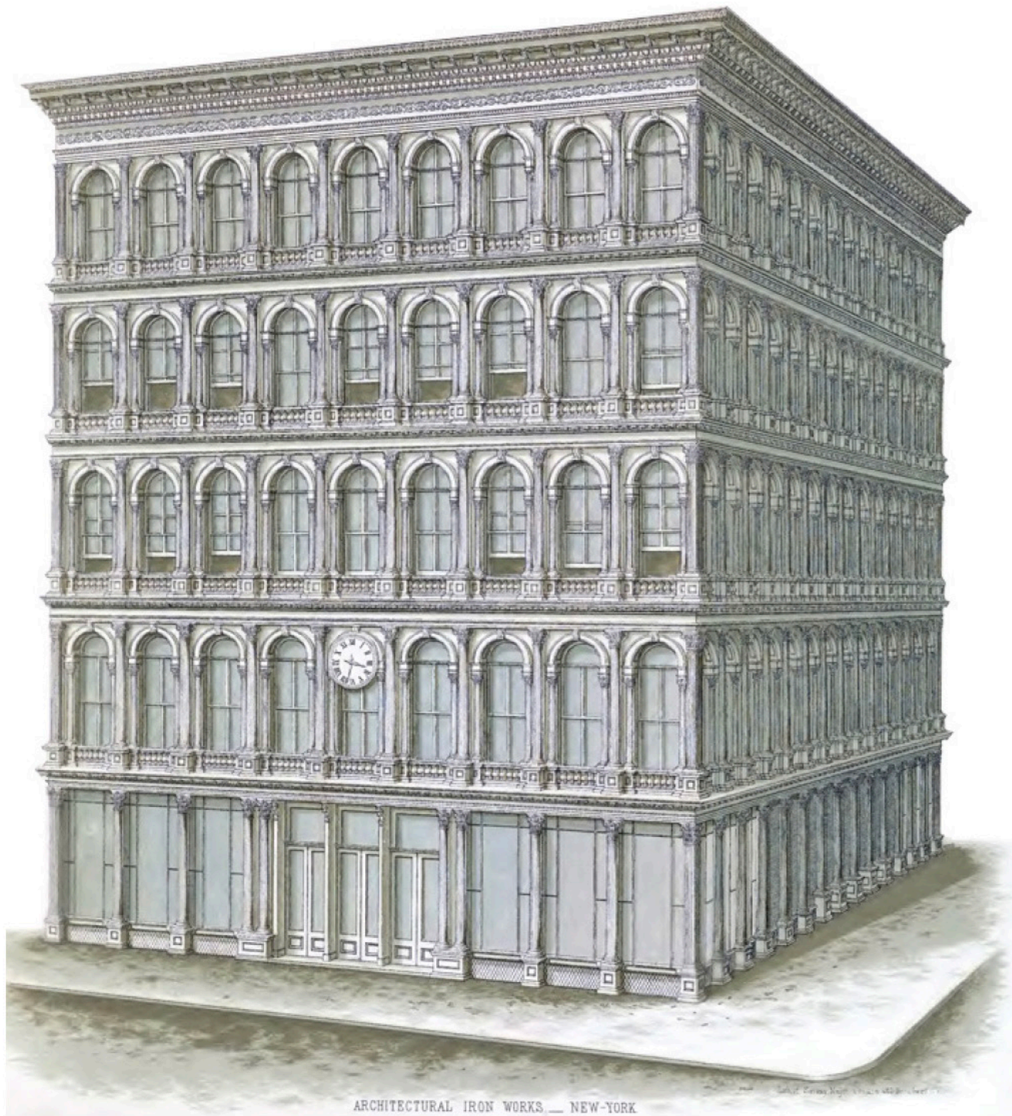


Southeast corner of Spring Street and Wooster



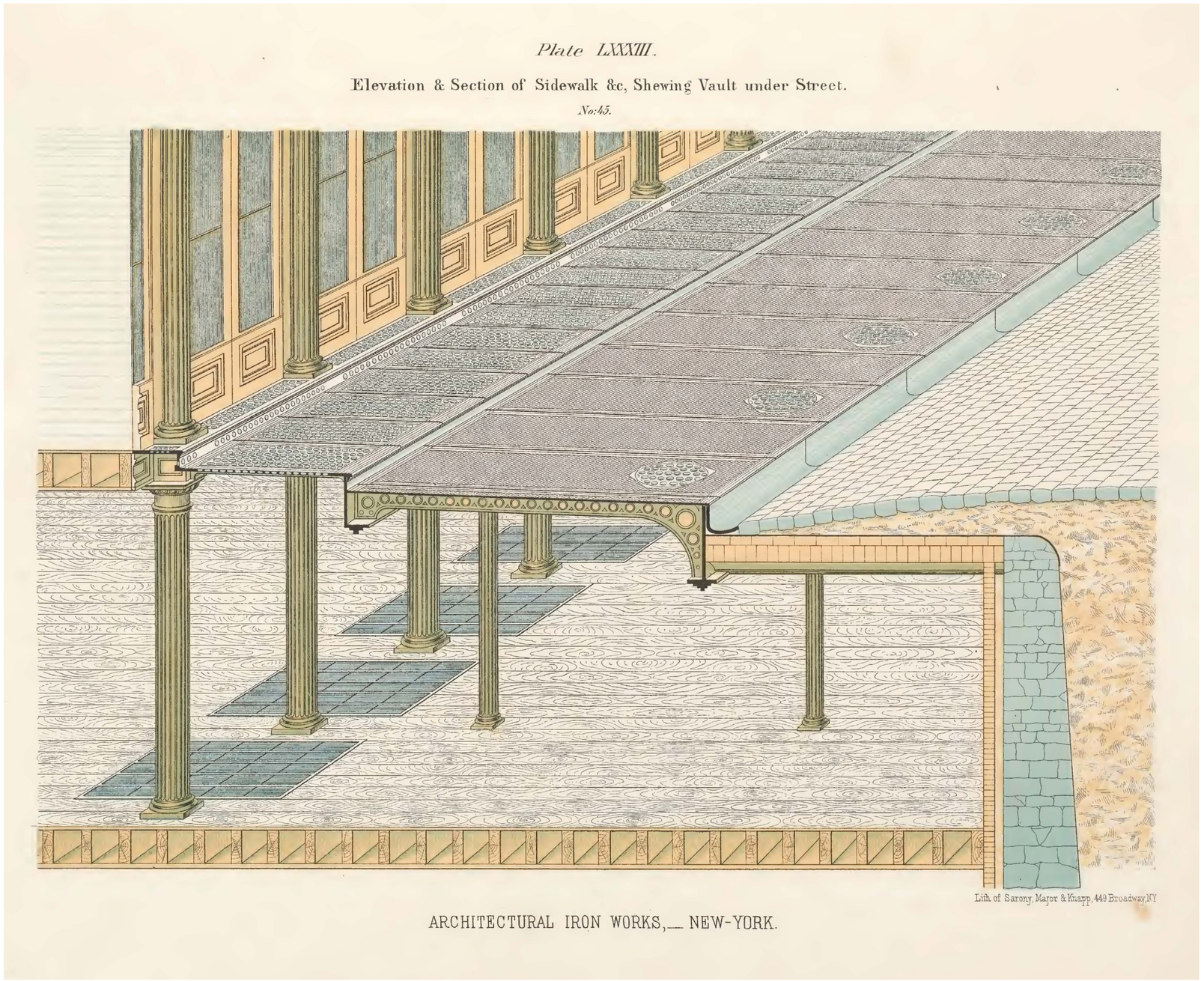


Badger's Catalog of Architectural Iron Works, 1865



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

HISTORIC SIDEWALK VAULT LIGHTS



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



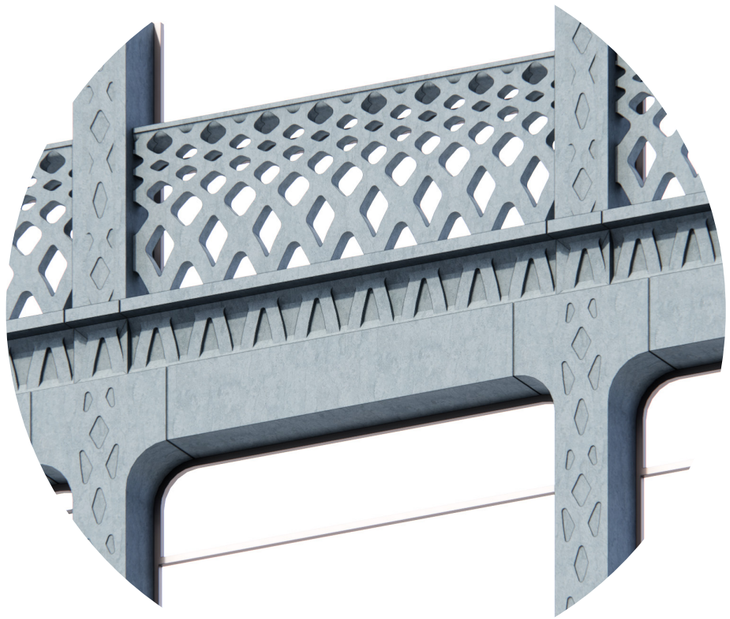
Restored cast iron vault lights at 295 Lafayette Street



Typical concrete vault lights



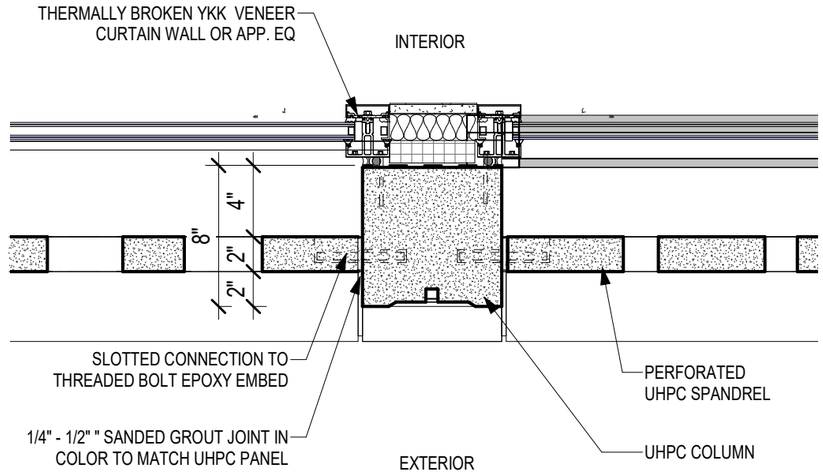
Currently Proposed



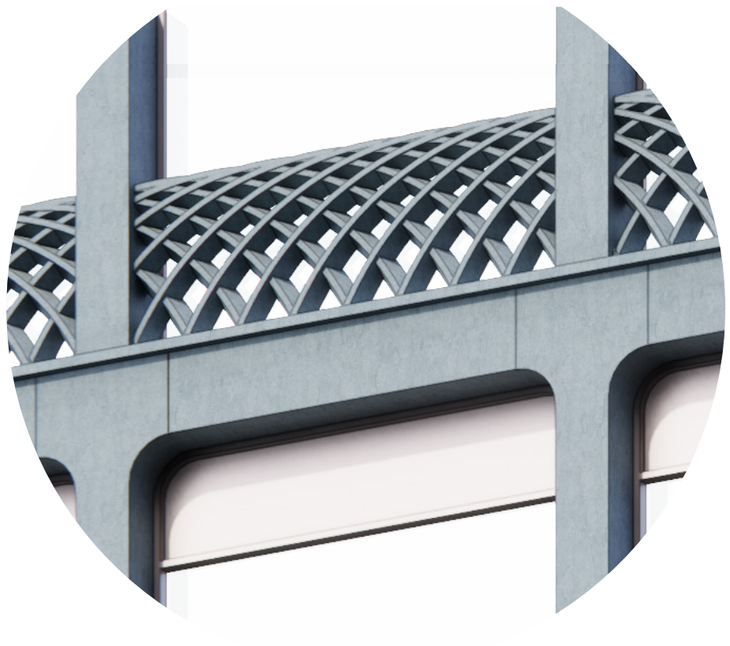
Previously proposed spandrel



Previously proposed base



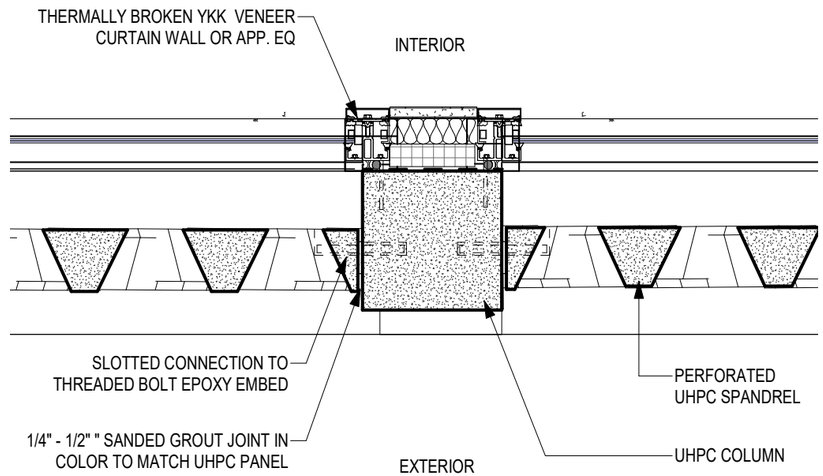
Previously proposed spandrel detail



Currently proposed spandrel



Currently proposed base



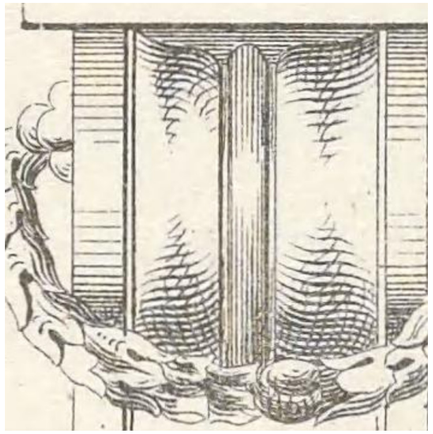
Currently proposed spandrel detail

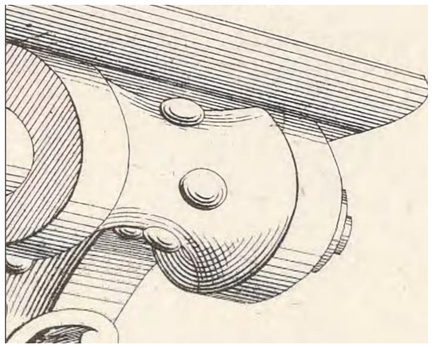


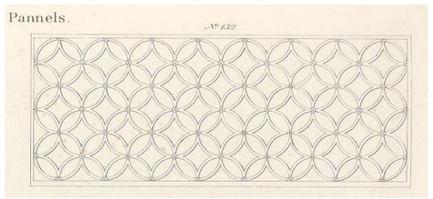
Previously proposed

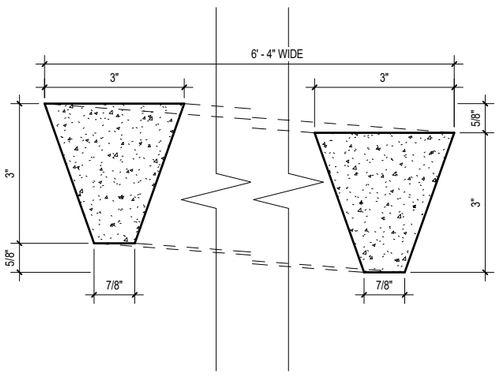


Currently proposed

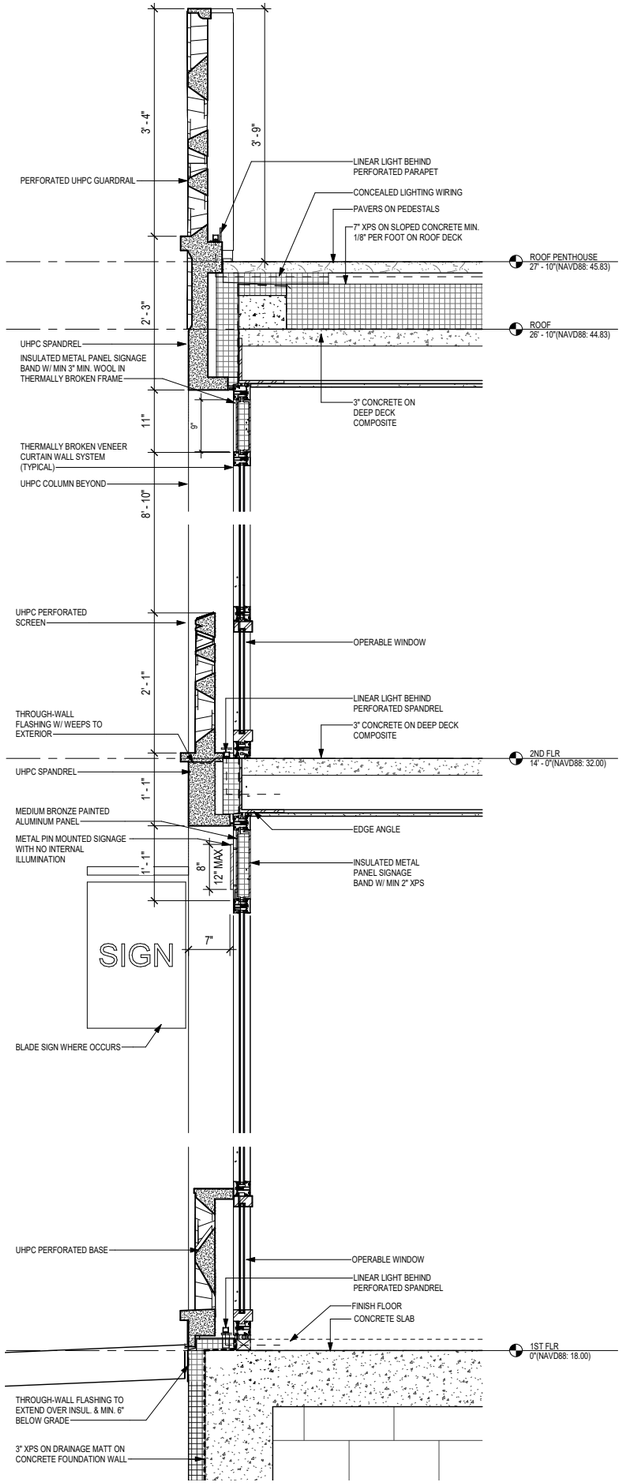








6 PLAN DIAGRAM - UHPC RING PROFILE



Typical wall section

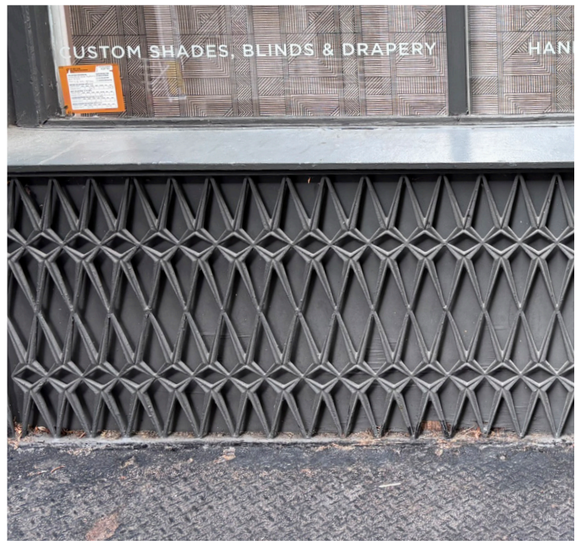


Rendering of Spring Street facade

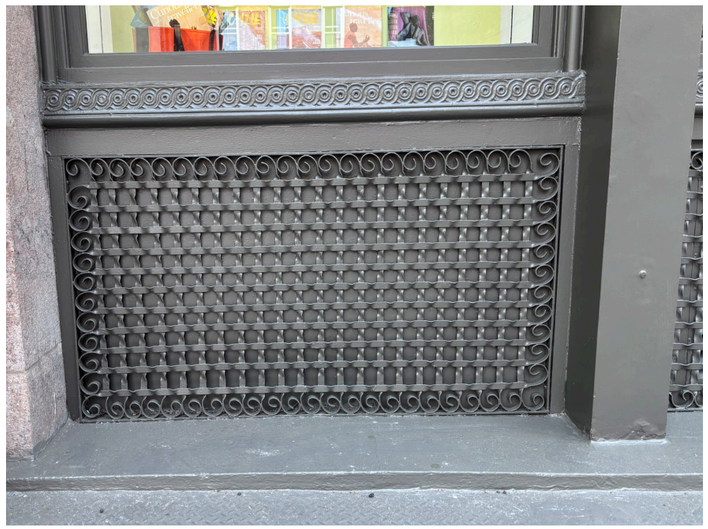
LATTICEWORK AND RAILINGS IN THE DISTRICT



120 WOOSTER

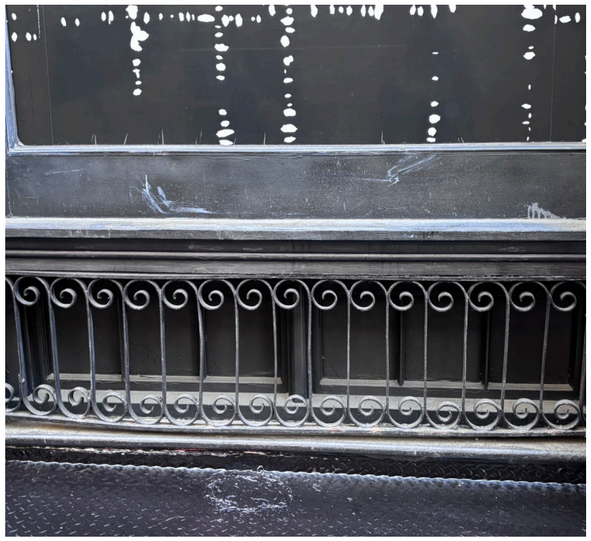


77 WOOSTER



84 WOOSTER





139 SPRING



101 SPRING



488 BROADWAY

561 BROADWAY



101 Spring Street



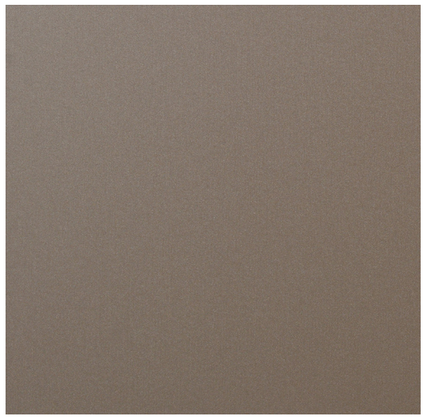
101 Spring Street



Facade UHPC color example



Painted metal bulkhead finish



Metal finish at storefront and signage

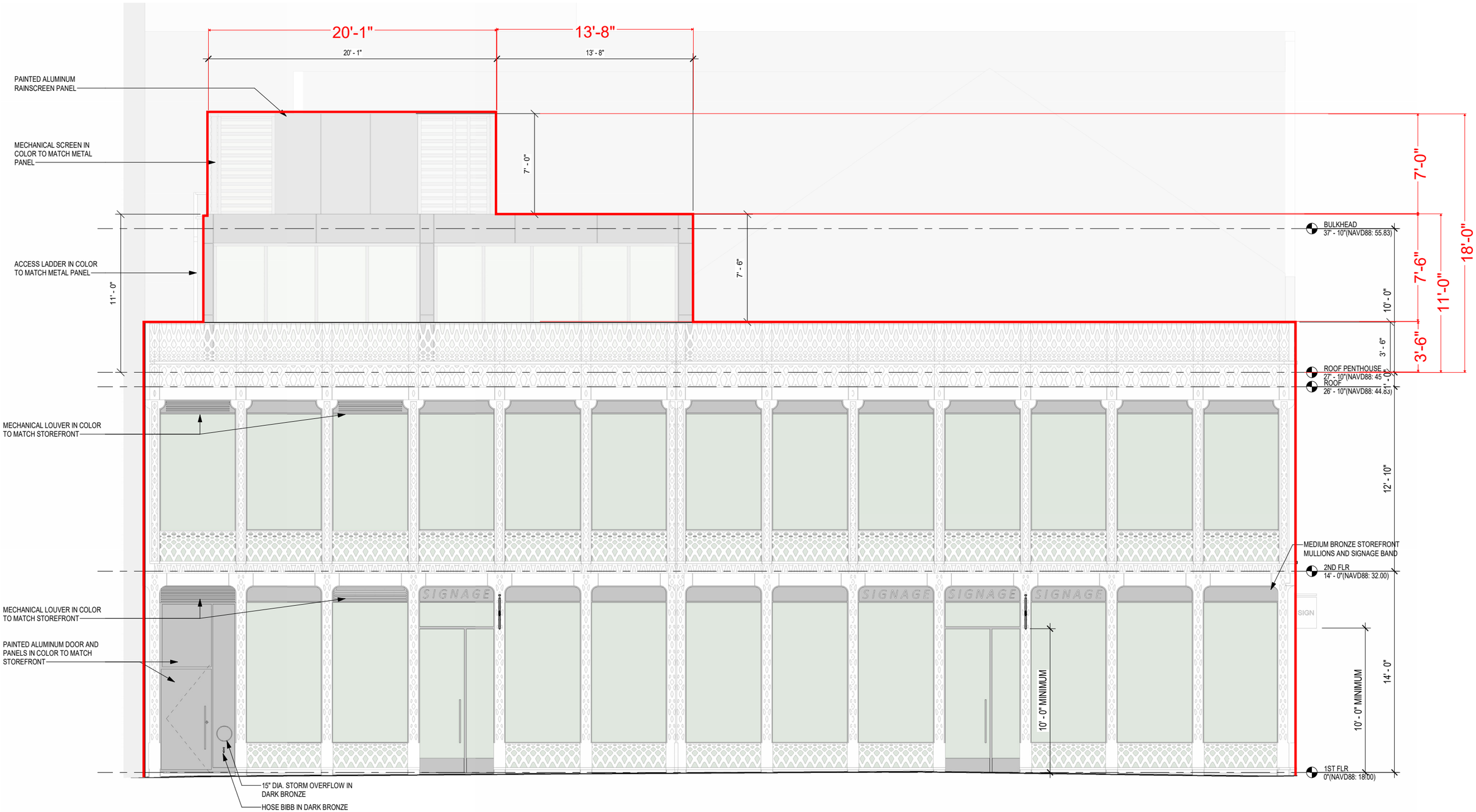


Facade UHPC color example



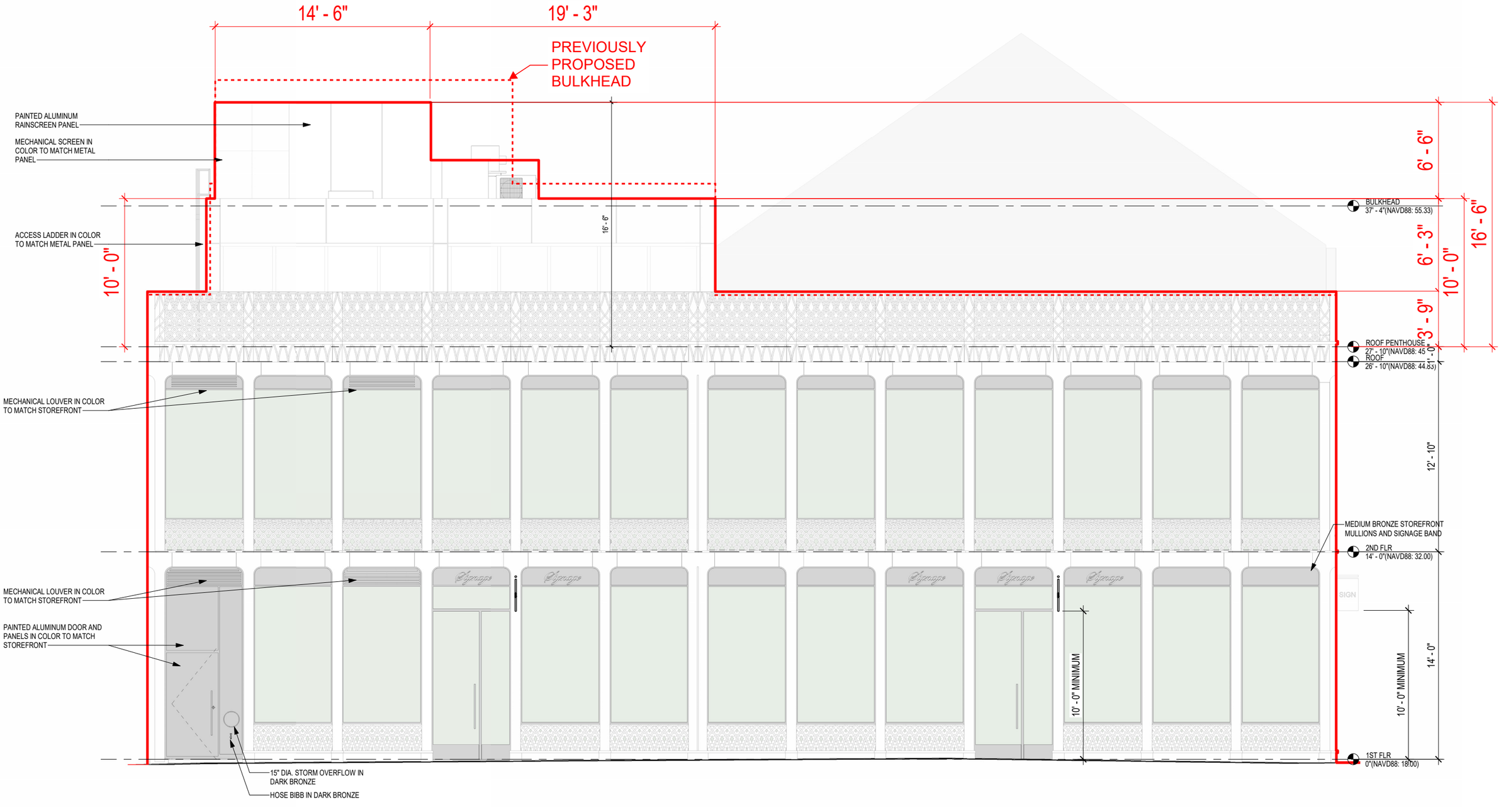
Wooster Street facade

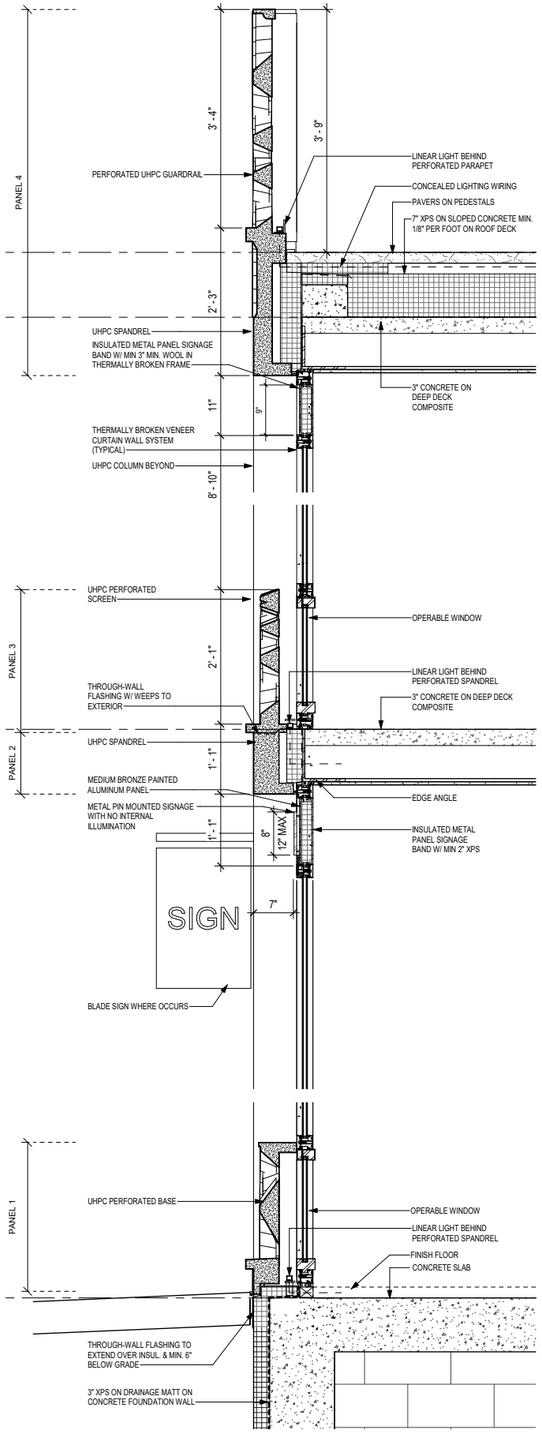
PREVIOUSLY PROPOSED EAST ELEVATION



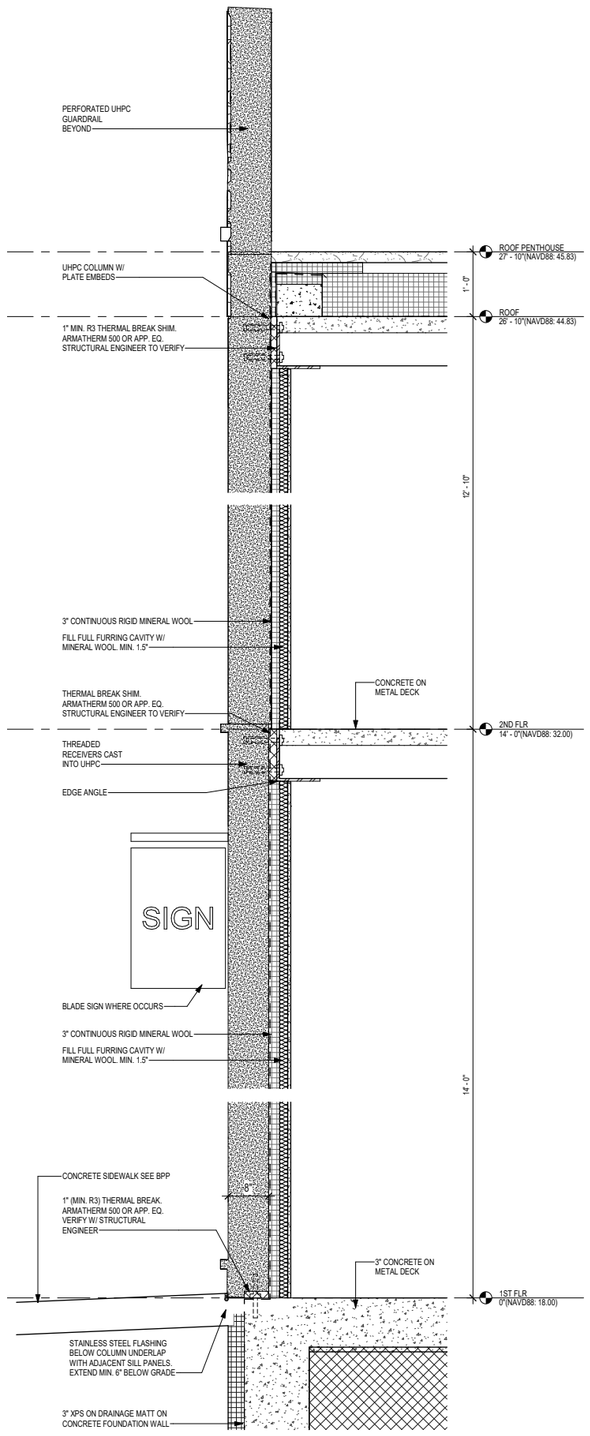
East elevation

CURRENTLY PROPOSED EAST ELEVATION

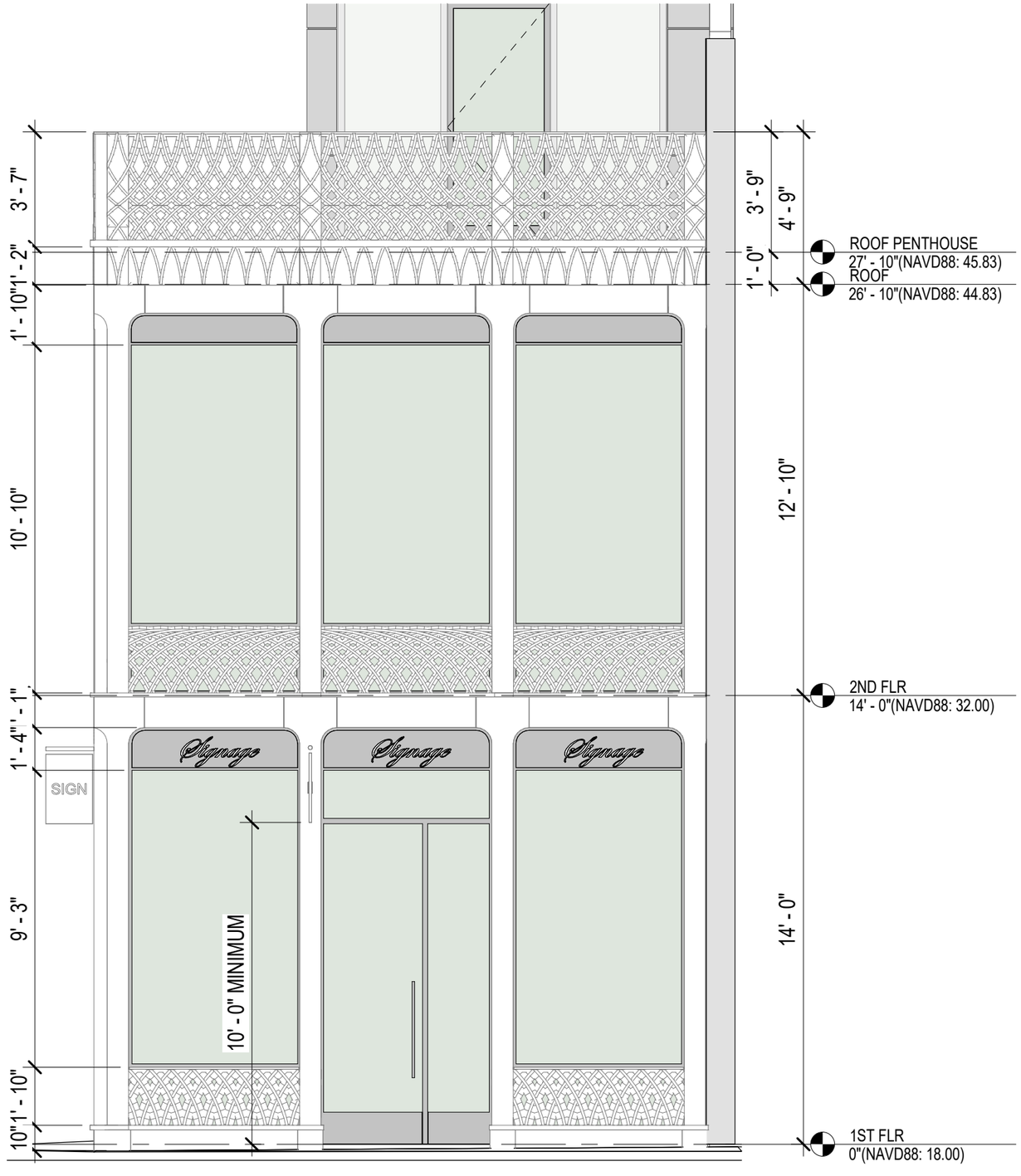




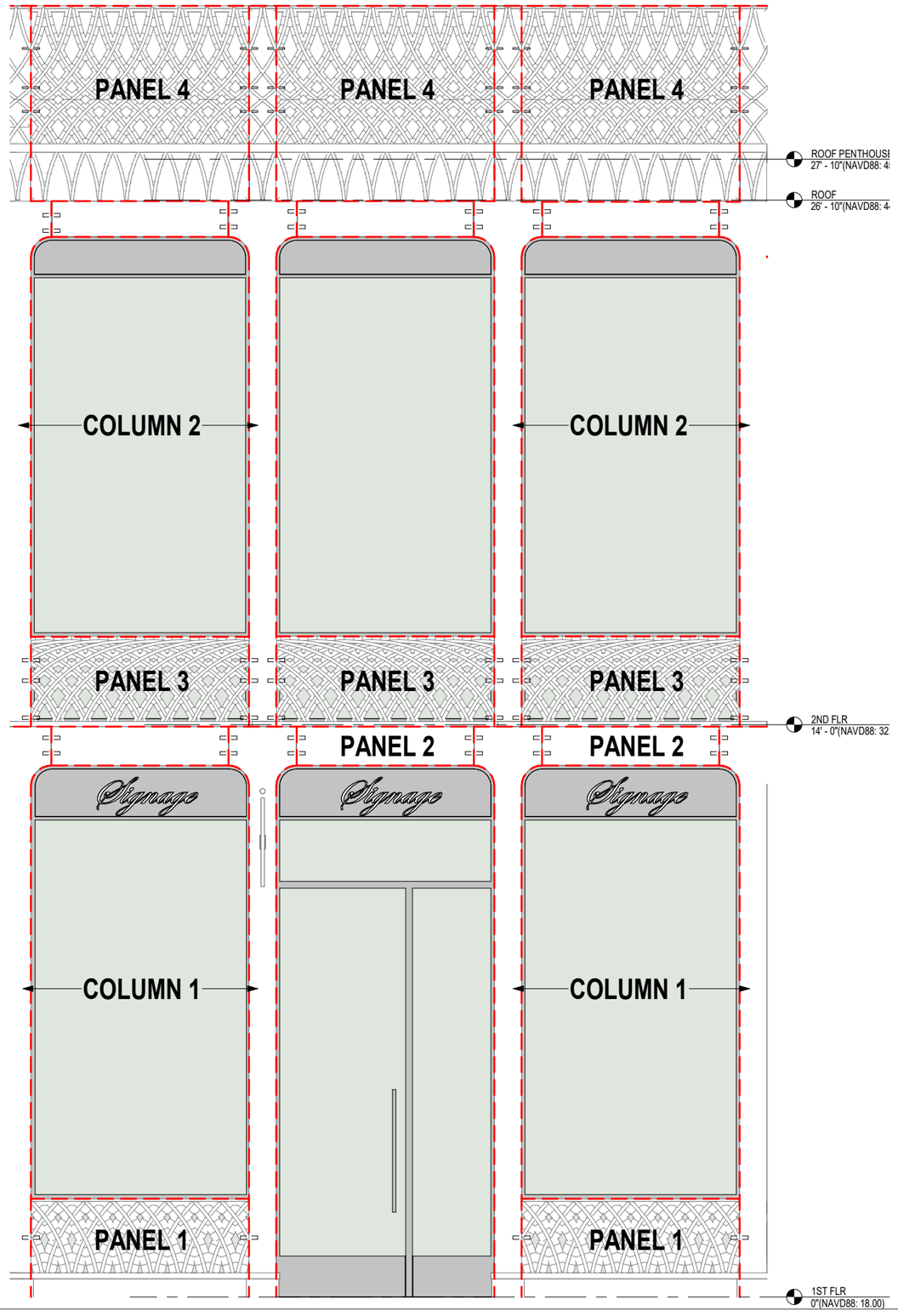
Typical wall section

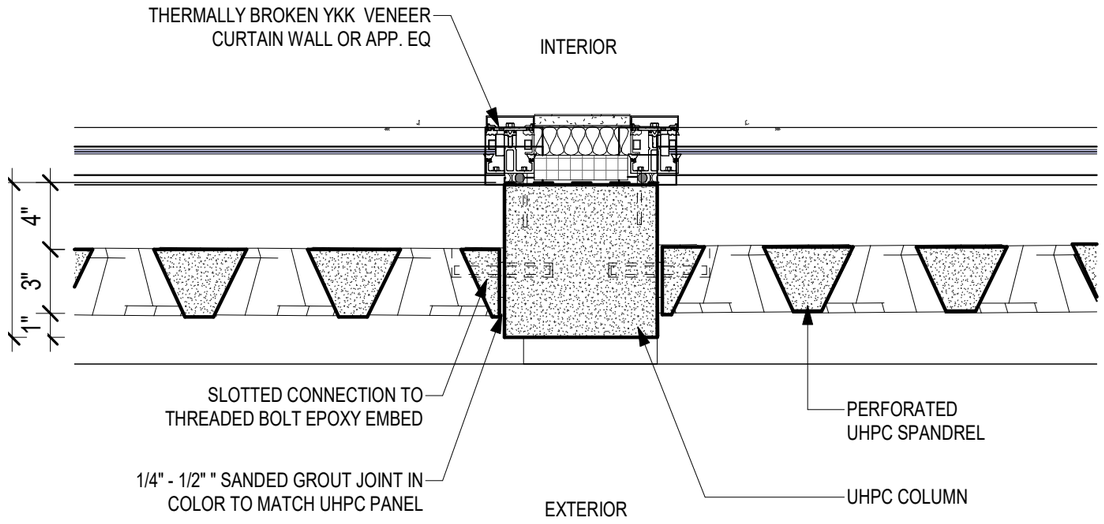


Typical UHPC column section

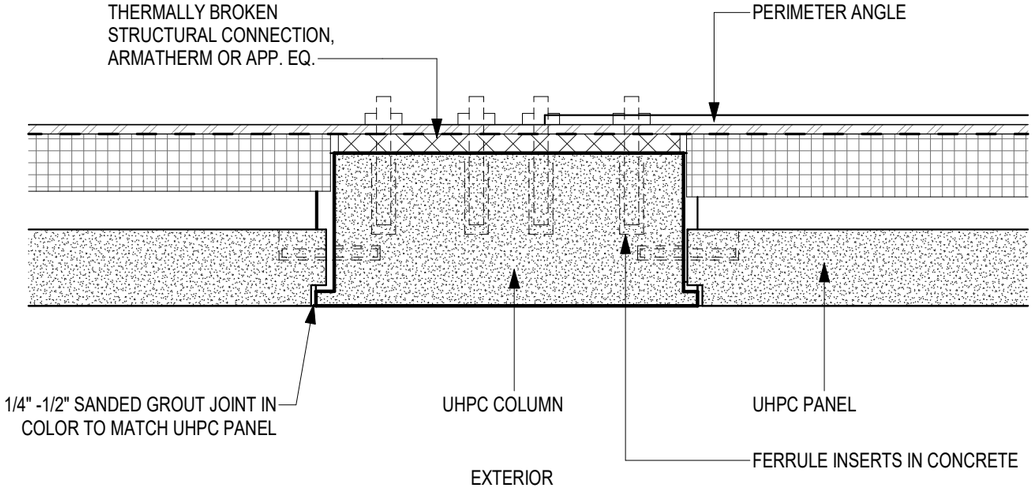


North elevation



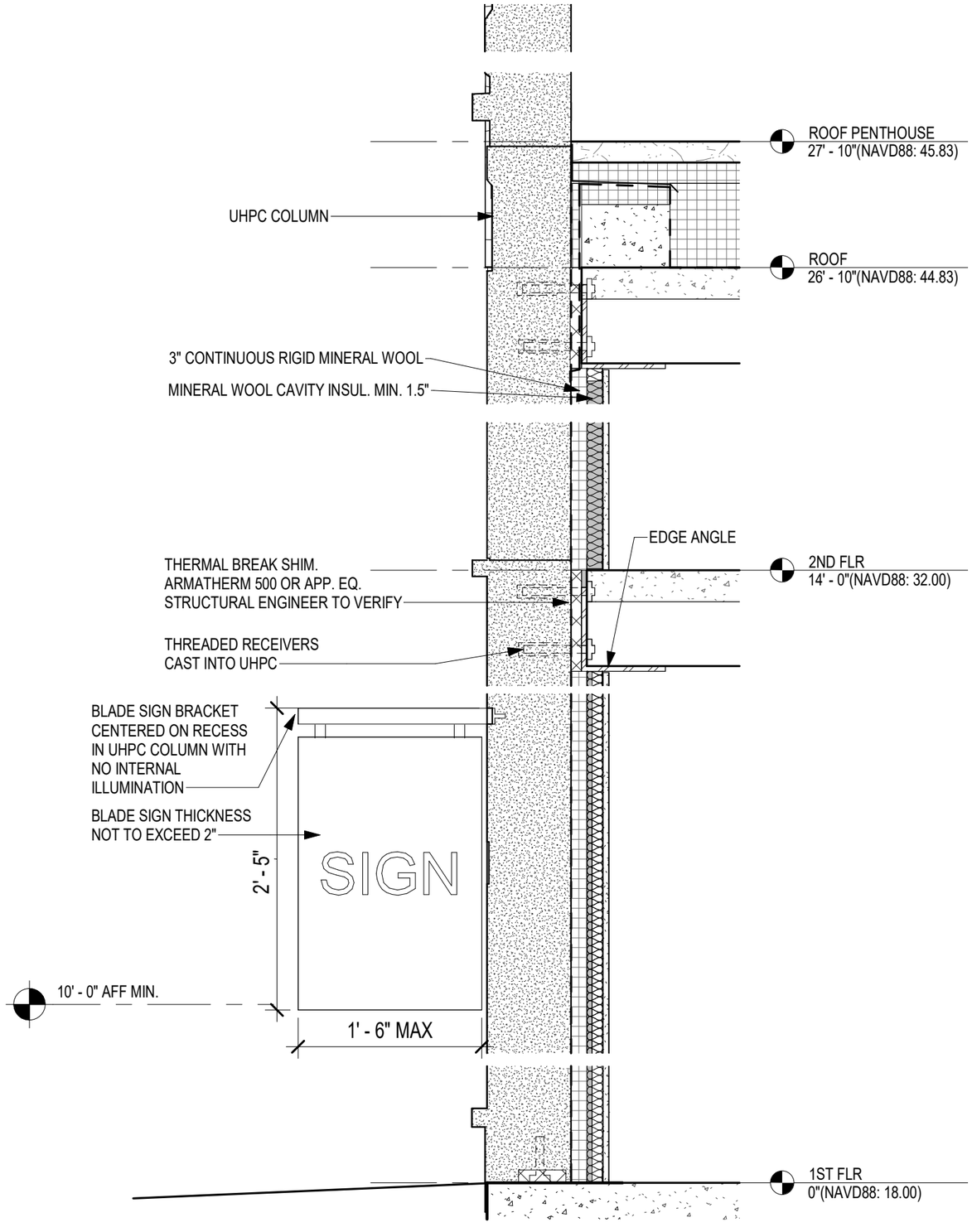


3 PLAN DETAIL - COLUMN TO PERFORATED SPANDREL

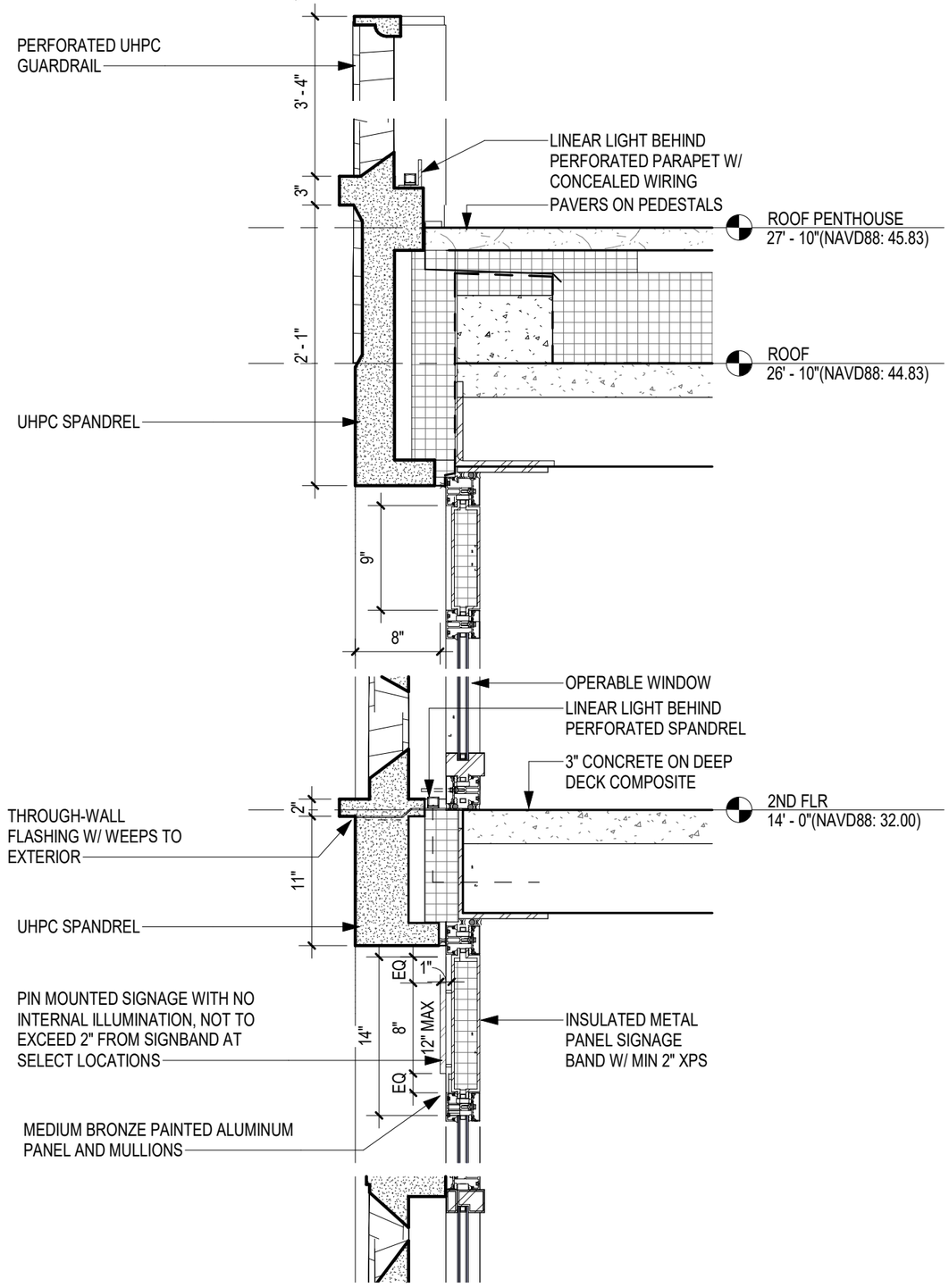


2 PLAN DETAIL - COLUMN CAPITOL TO SPANDREL PANEL

SPANDREL, PARAPET AND COLUMN DETAILS

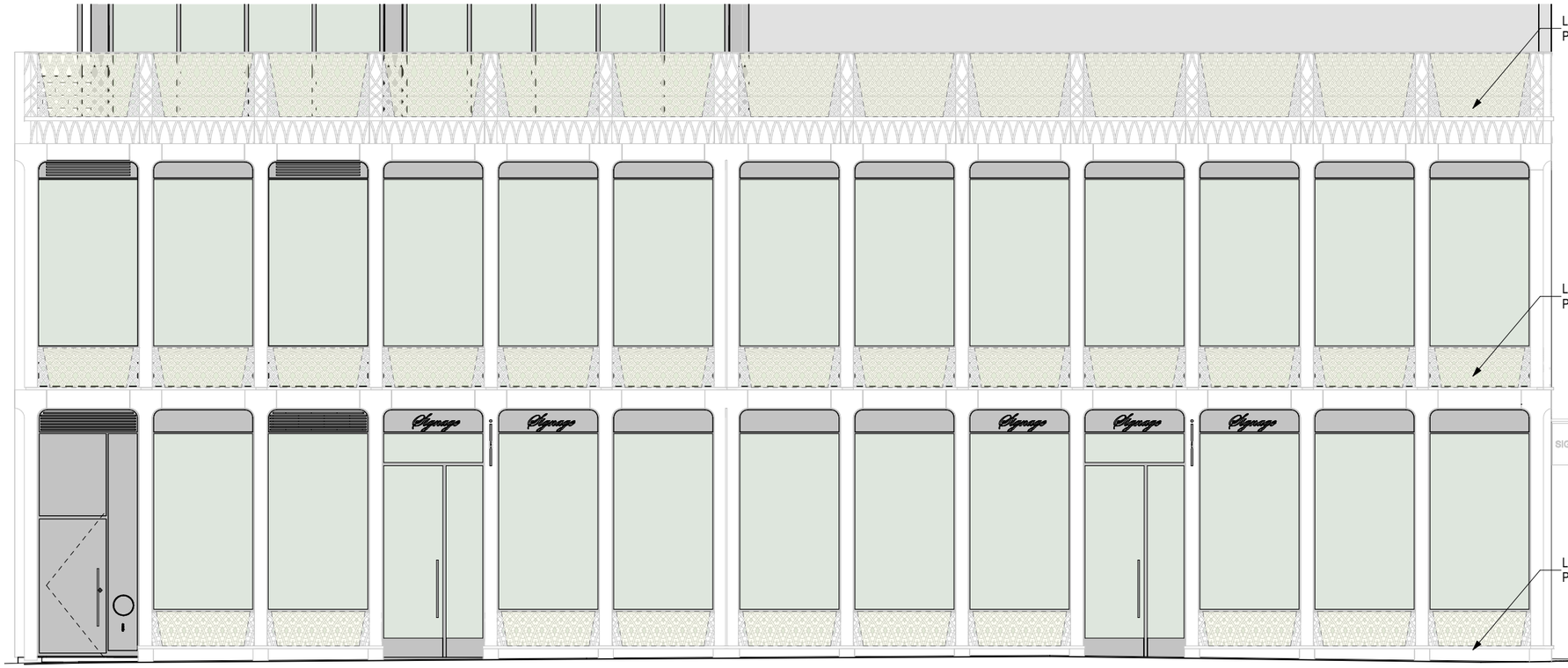


TYPICAL COLUMN DETAIL WITH SIGNAGE

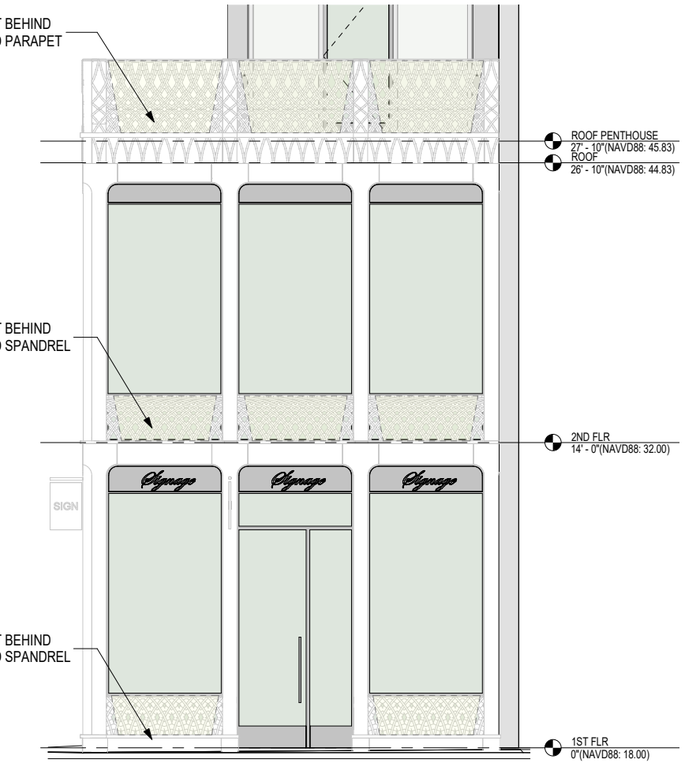


TYPICAL SPANDREL DETAIL WITH LIGHTING AND SIGNAGE

EXTERIOR LIGHTING



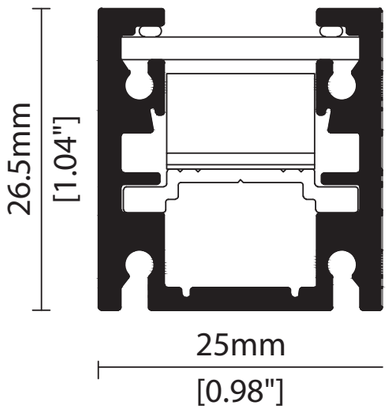
East Elevation



North Elevation







Linear LED uplight fixture



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



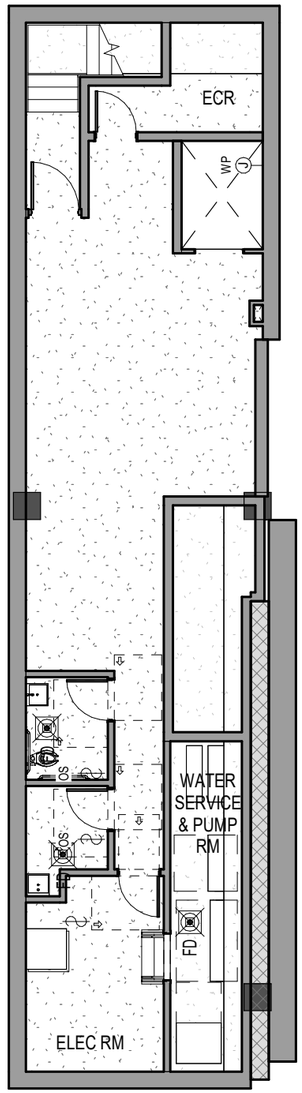
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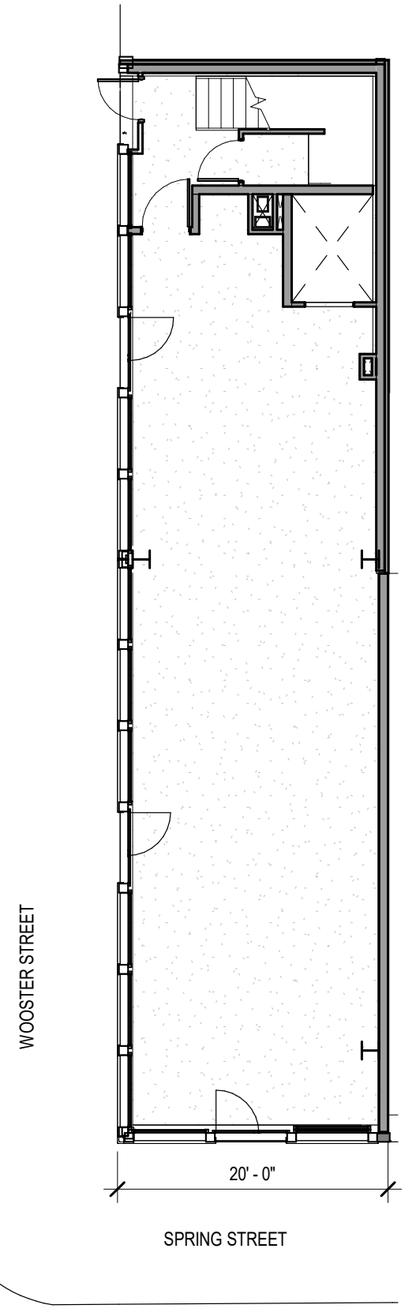
Previously Proposed View from Spring Street Looking Southwest



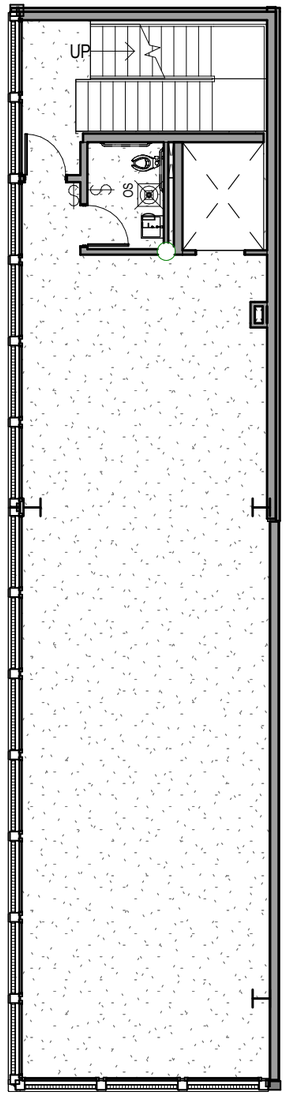
Currently Proposed View from Spring Street Looking Southwest



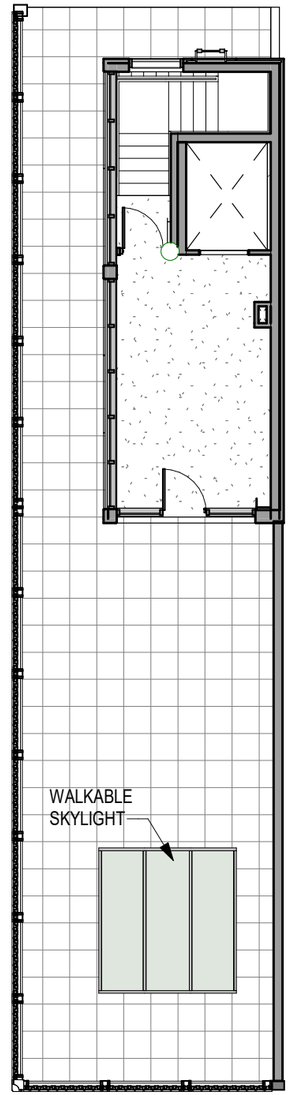
0 CELLAR PLAN
3/32" = 1'-0"



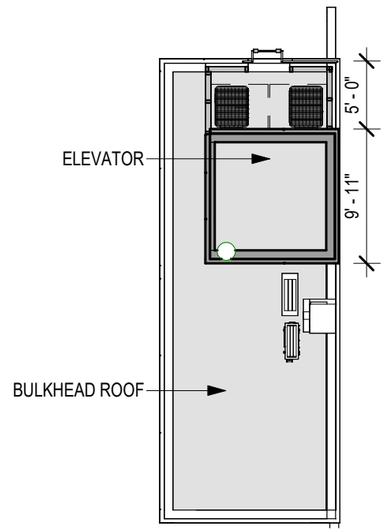
1 1ST FLOOR PLAN
3/32" = 1'-0"



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



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



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



Previously Proposed



Currently Proposed

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APPENDIX





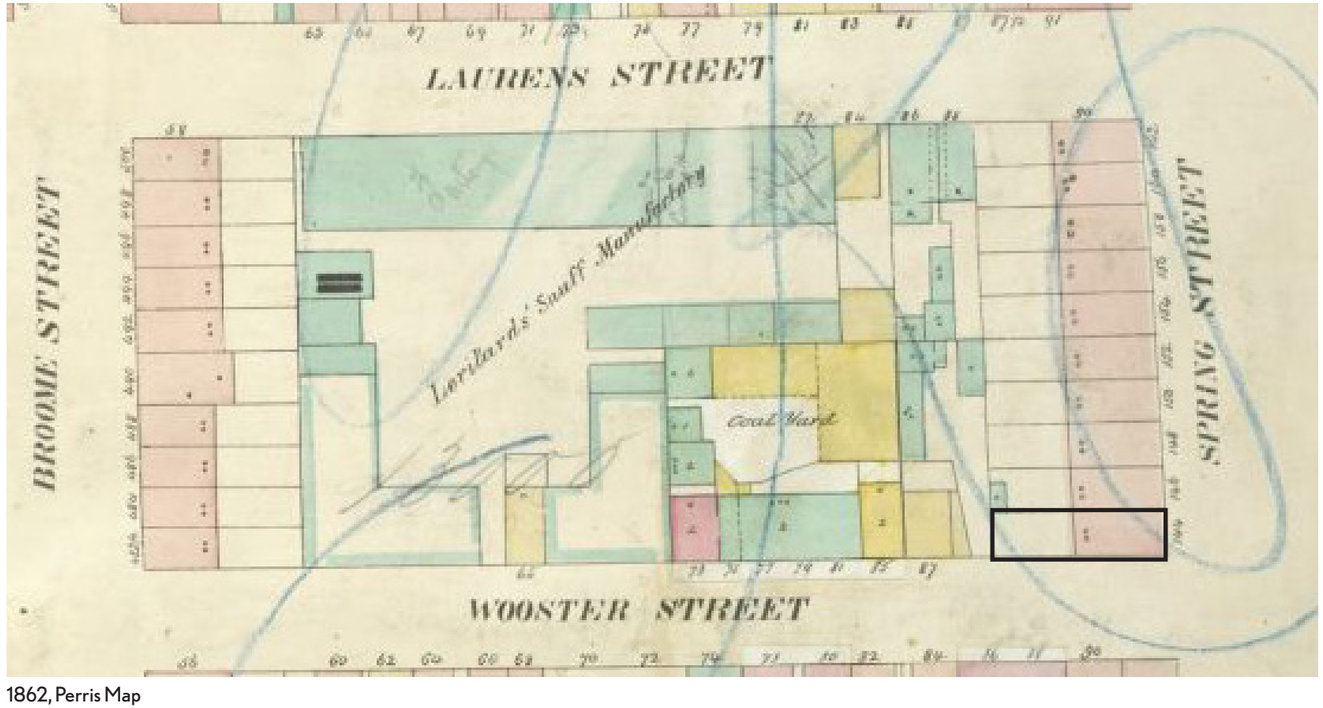
144 Spring Street, 2016 LPC Approval (Bohlin Cywinski Jackson)



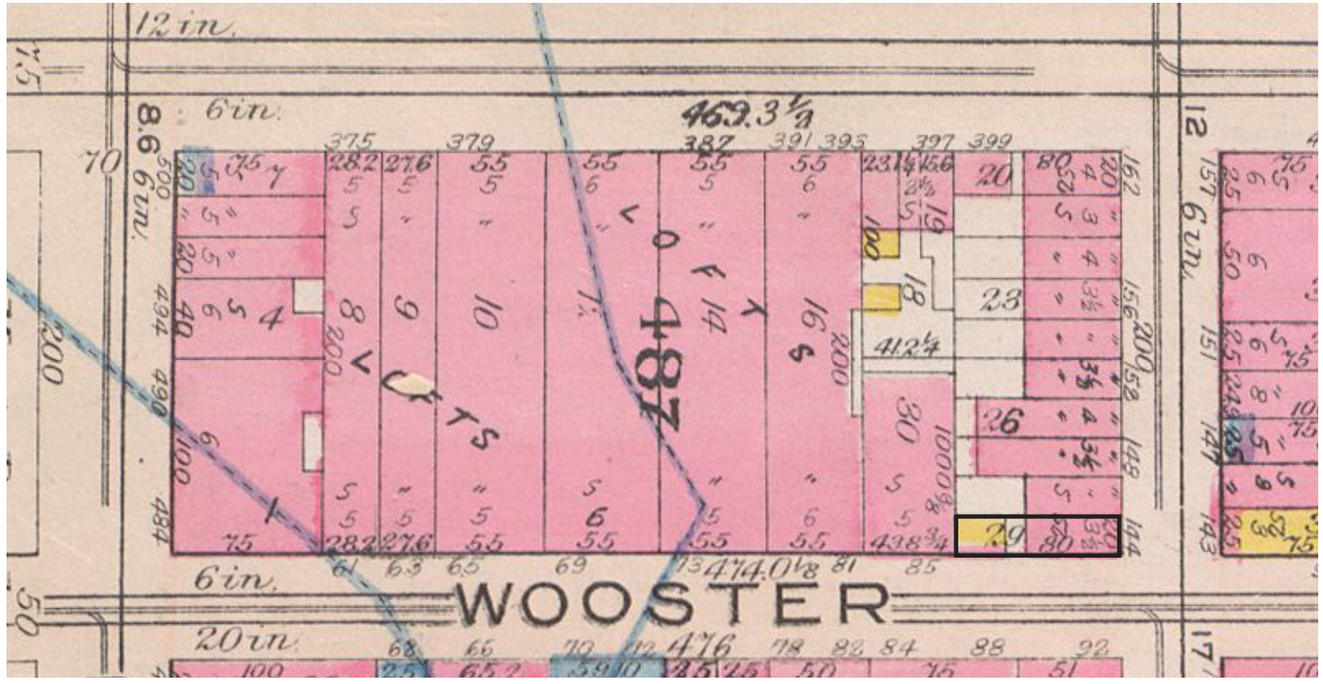
144 Spring from Spring Street, 1940 tax photo



144 Spring from Wooster Street, 1940 tax photo

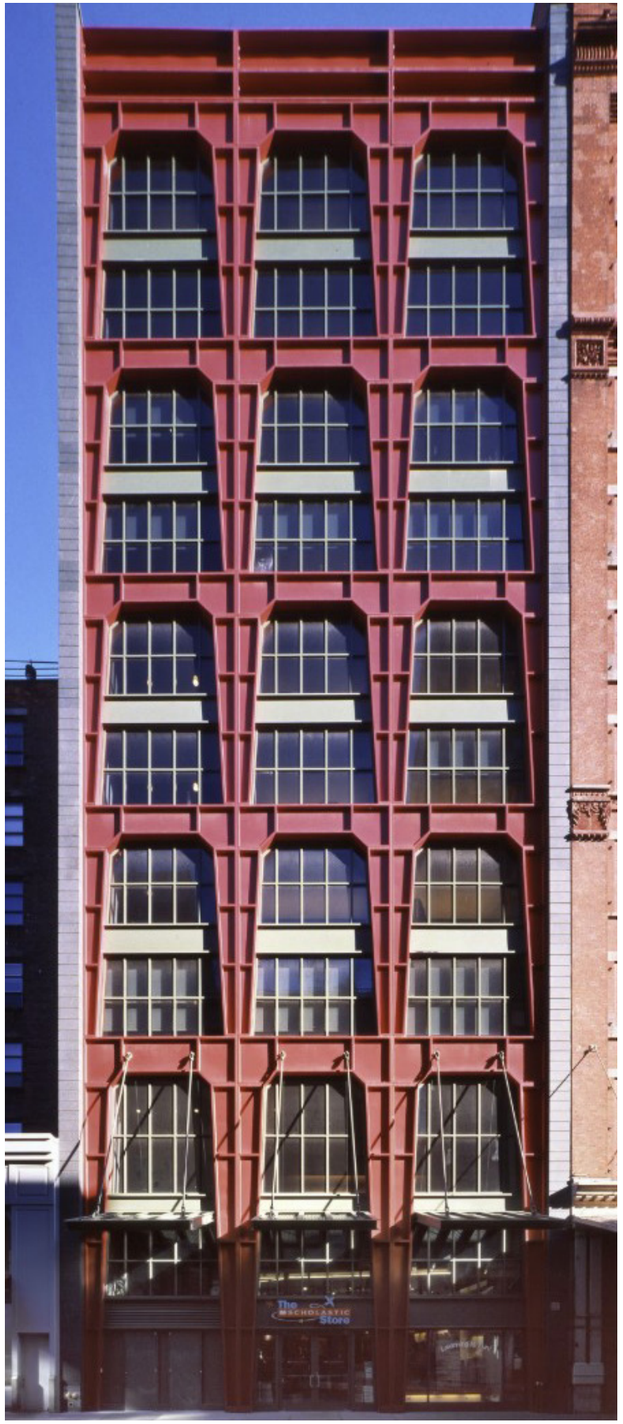


1862, Perris Map



1911, Bromley Map

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



440 Broadway, tax photo



529 Broadway, tax photo



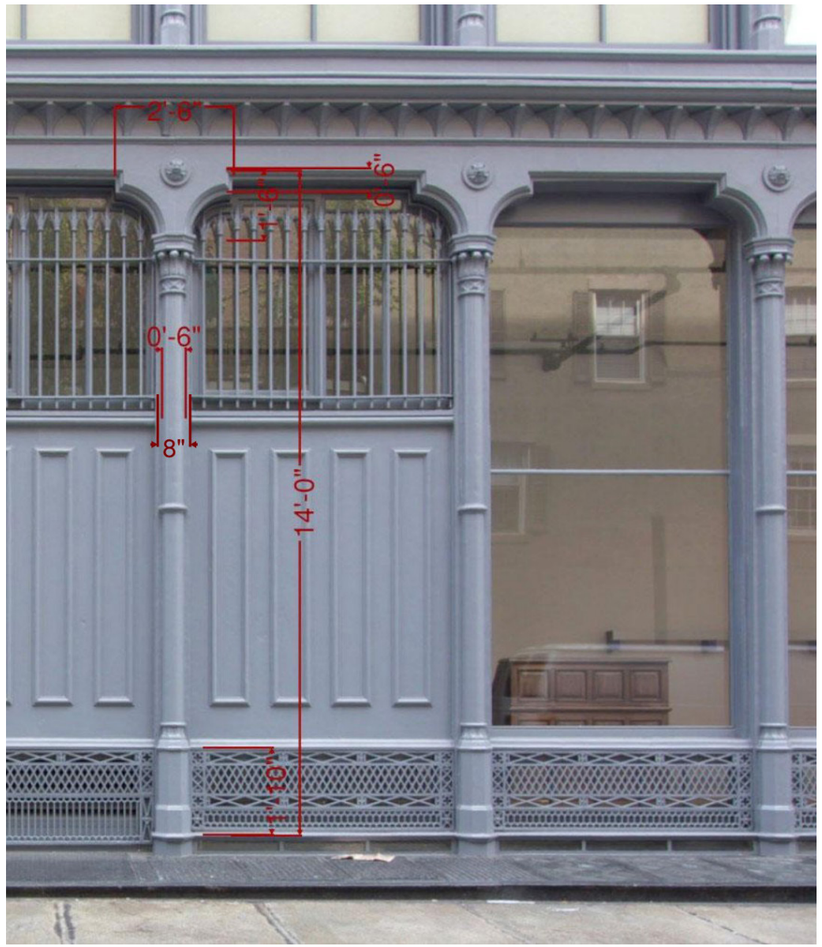
126 Spring, tax photo

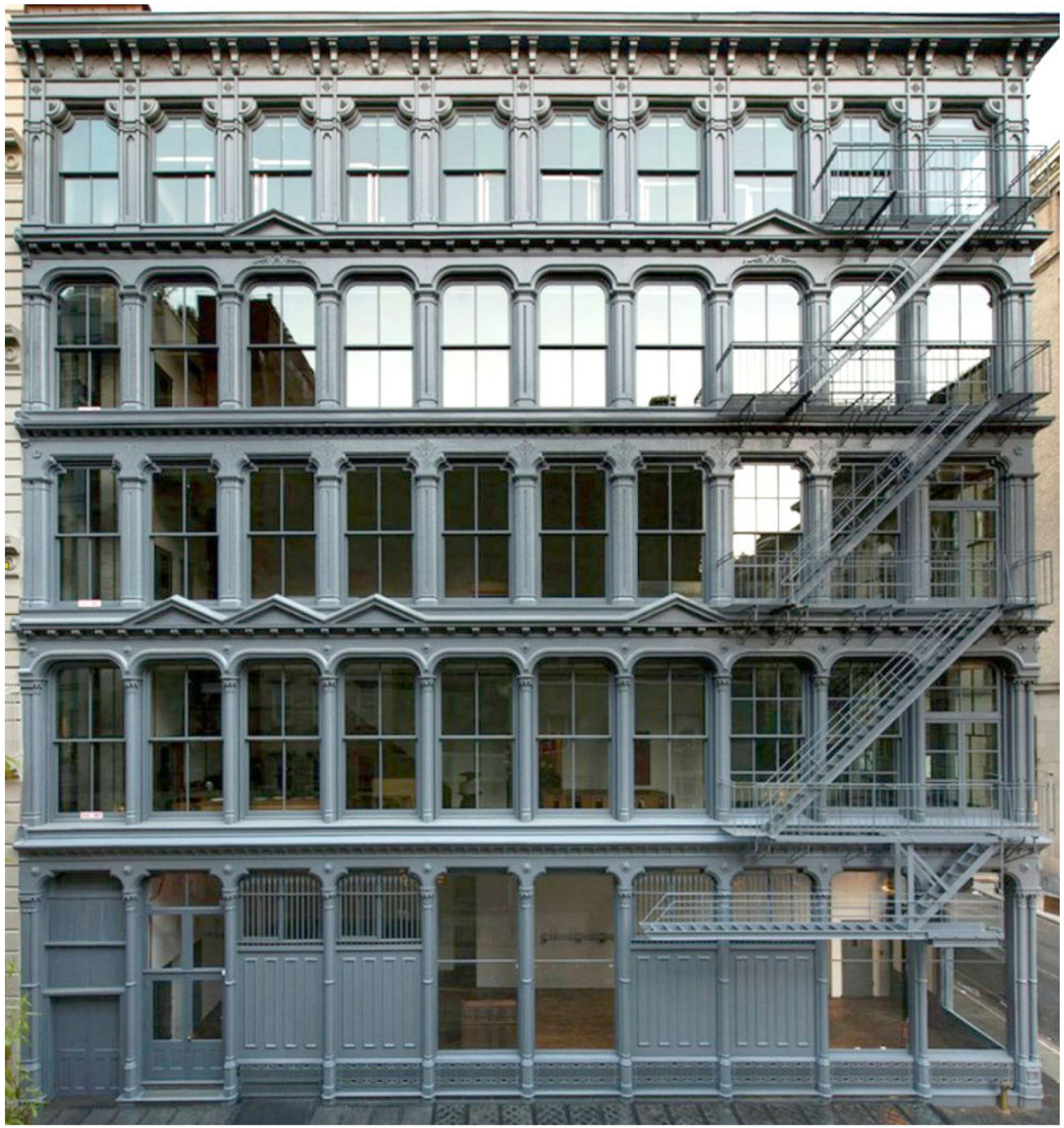
101 SPRING

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

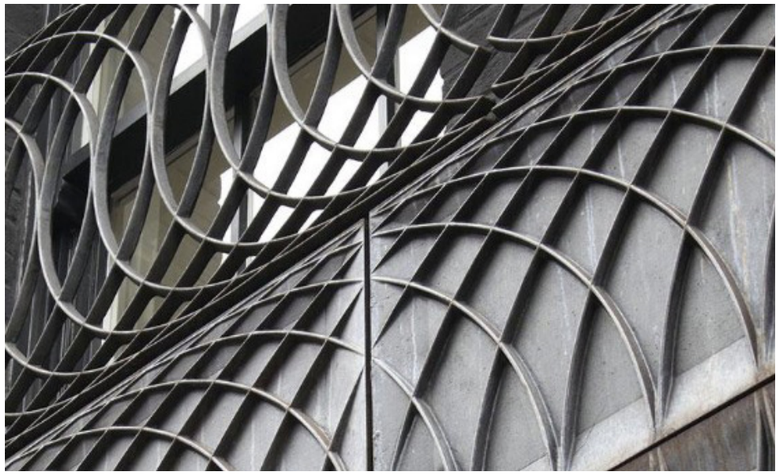
One interesting early treatise on this theme was William Vose Pickett's A New System of Architecture (1845). He advocated new forms of architecture based on the use of new materials -- metals and especially iron: "...why should we not avail ourselves of the distinctive properties it possesses for the 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.

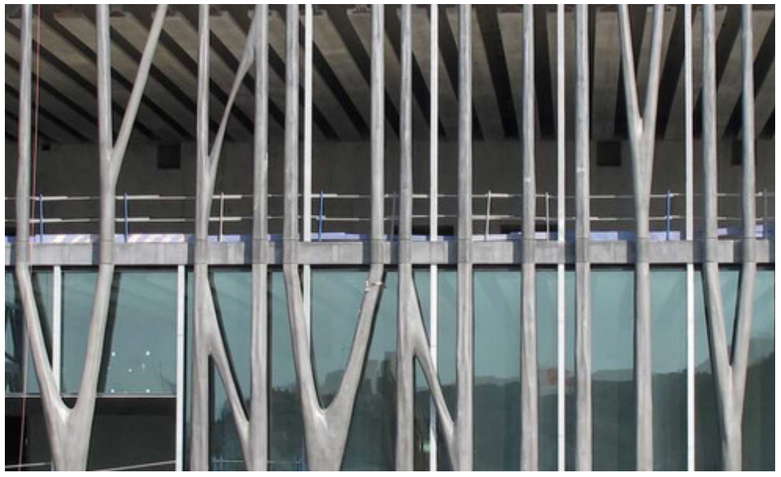




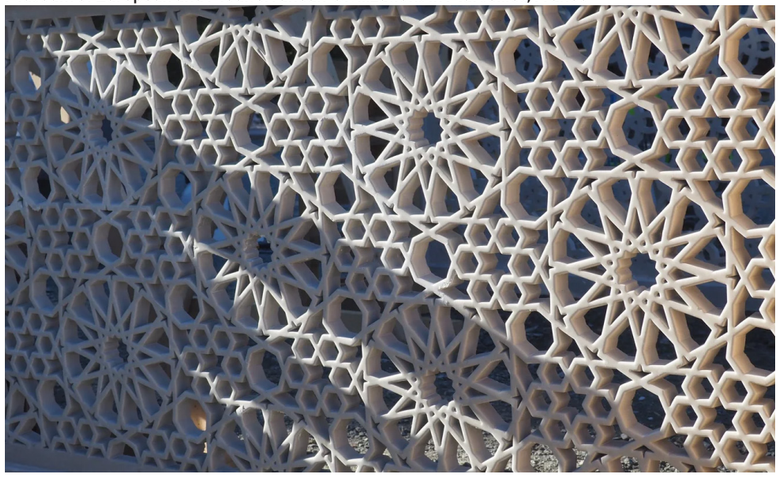
SURFACE TEXTURE AND ORNAMENTATION PRECEDENTS



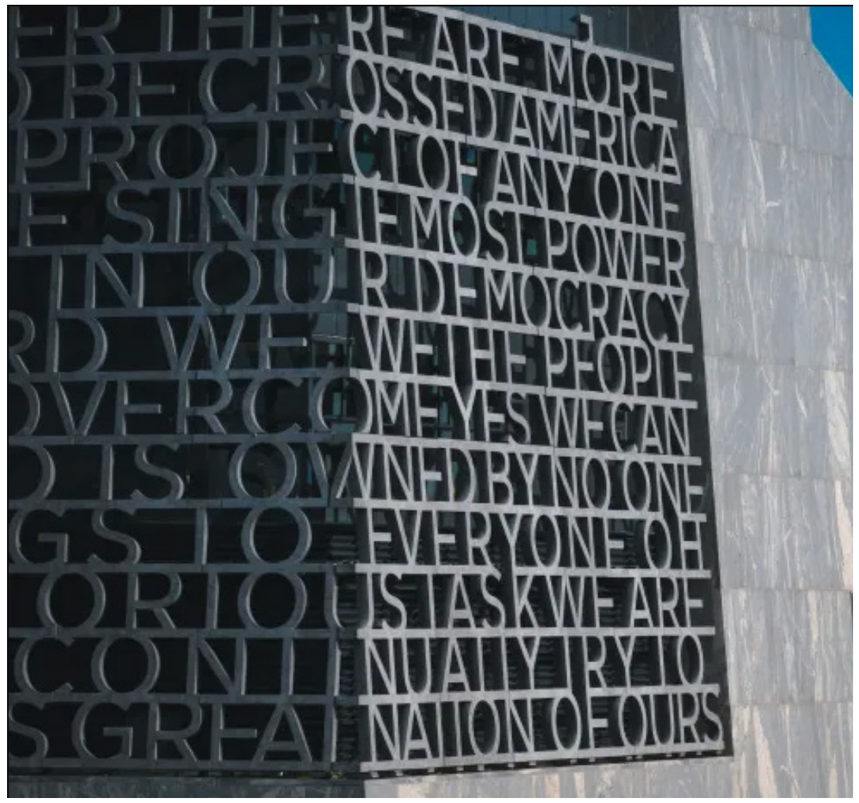
Facade of Paul Smith Store in London



Museum of European and Mediterranean Civilizations in Marseilles, France



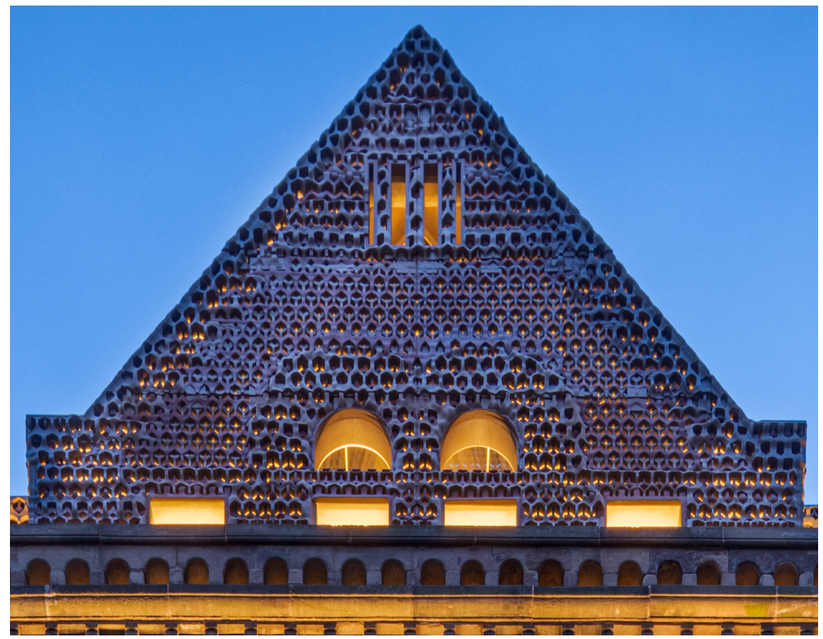
Railings at Aga Khan Garden in Edmonton, Canada

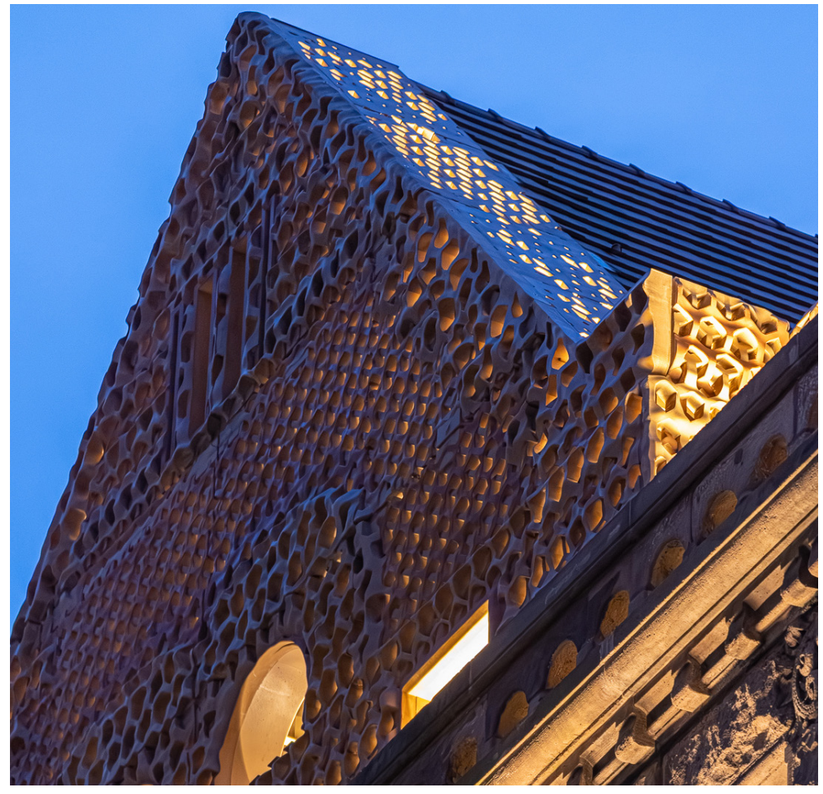


Obama Presidential Center in Chicago, Illinois

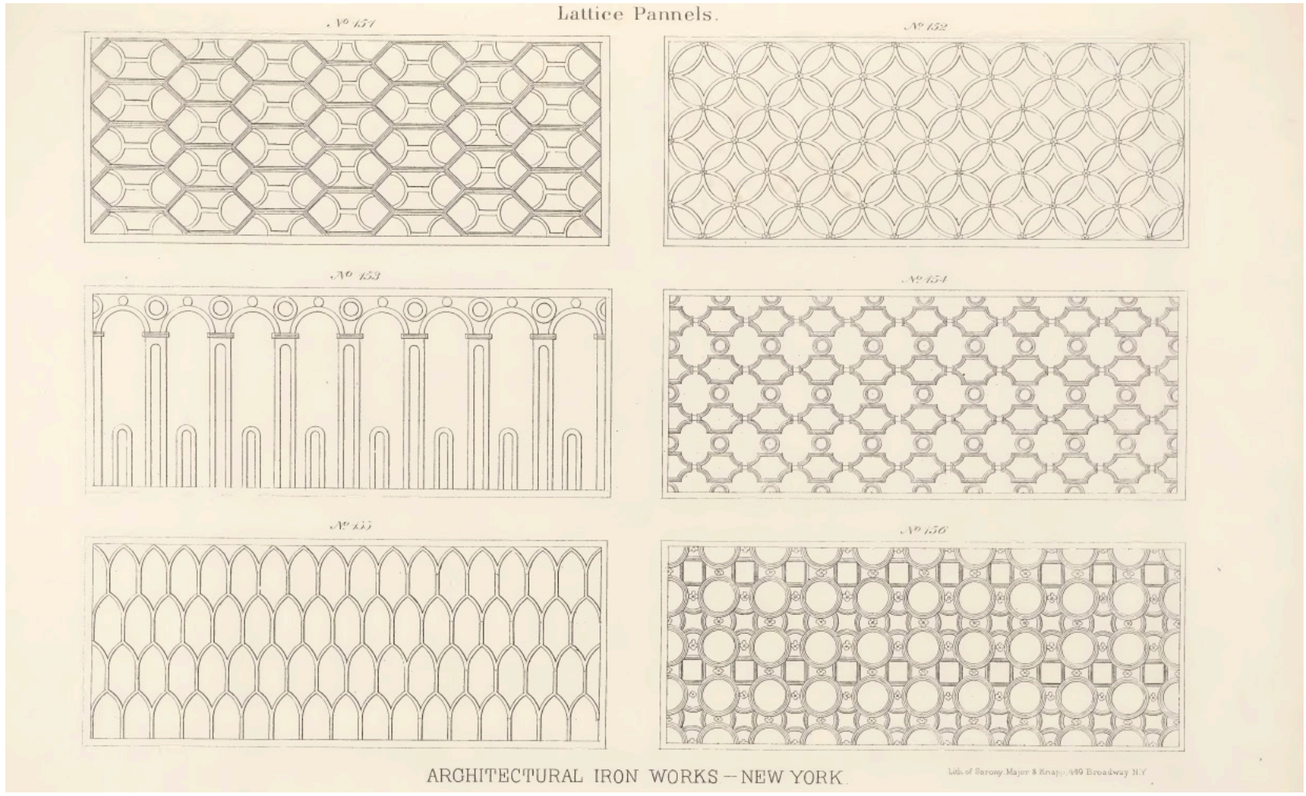


Queens Botanical Garden in NYC

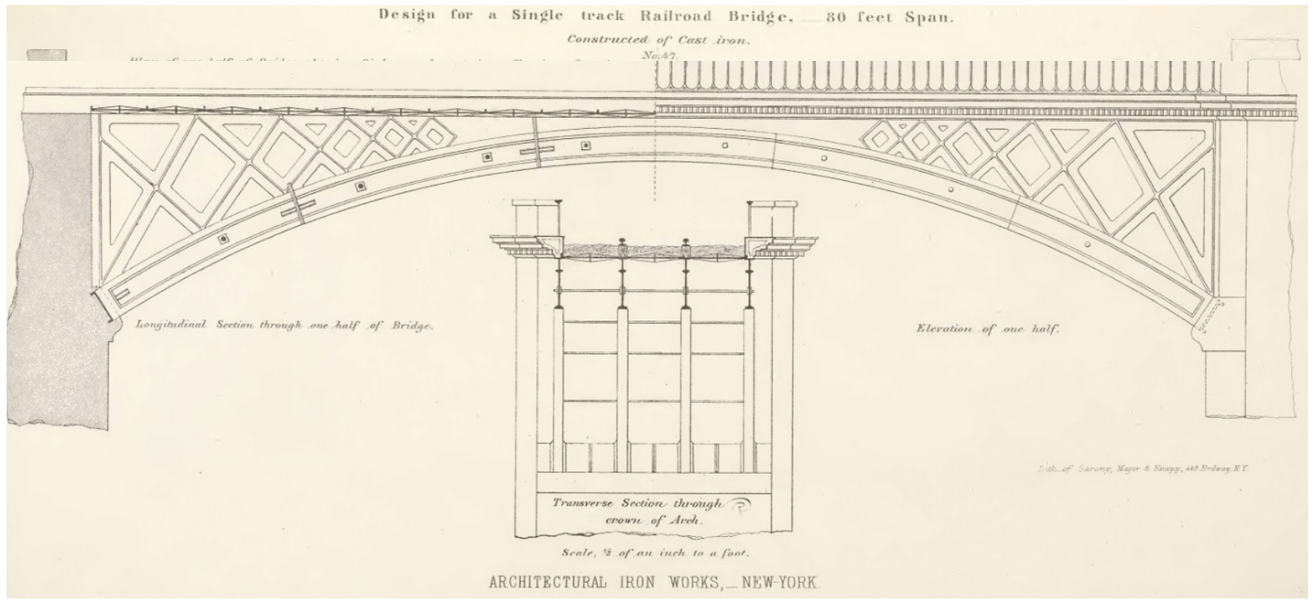




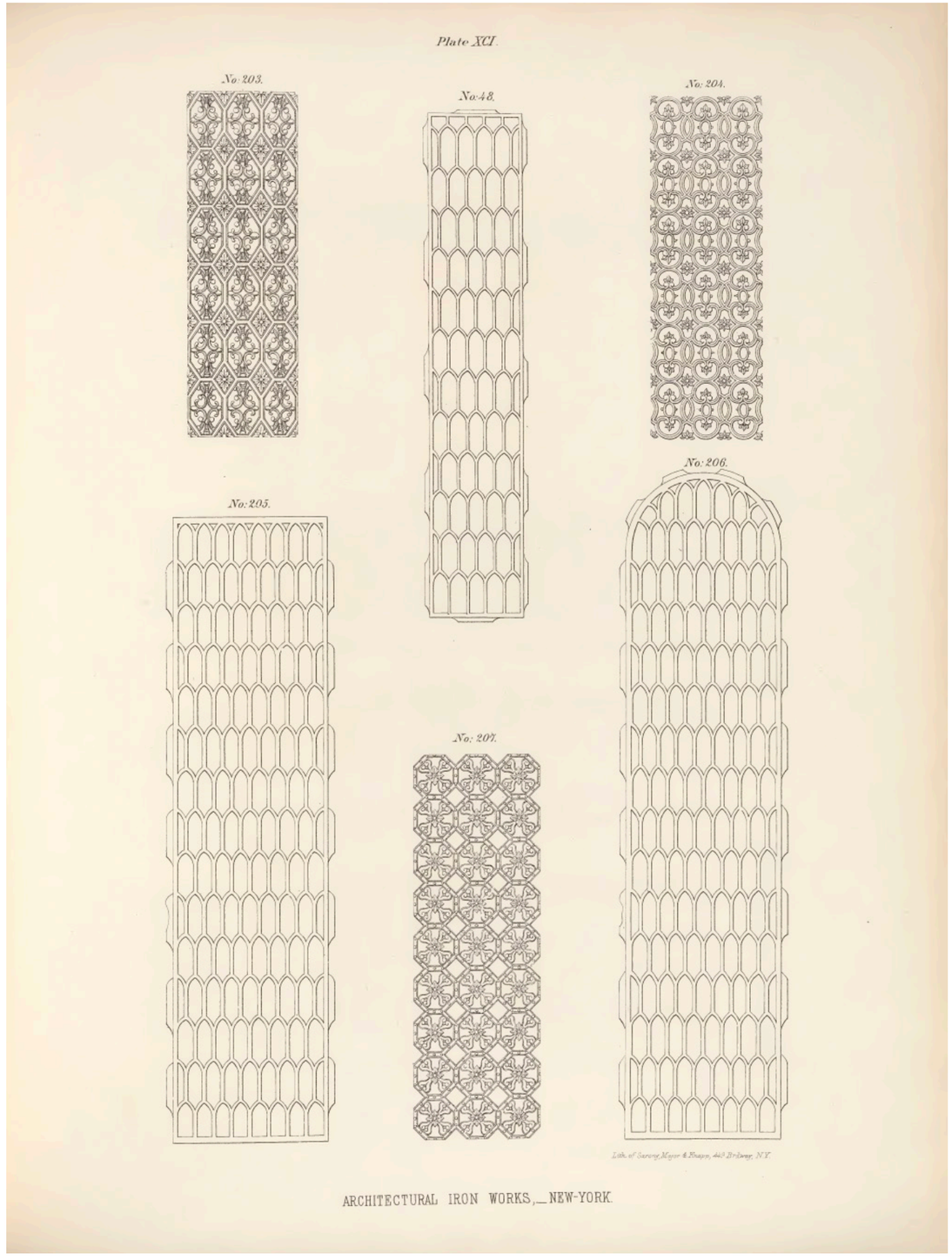
Facade of the Twenty Two Hotel in NYC



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

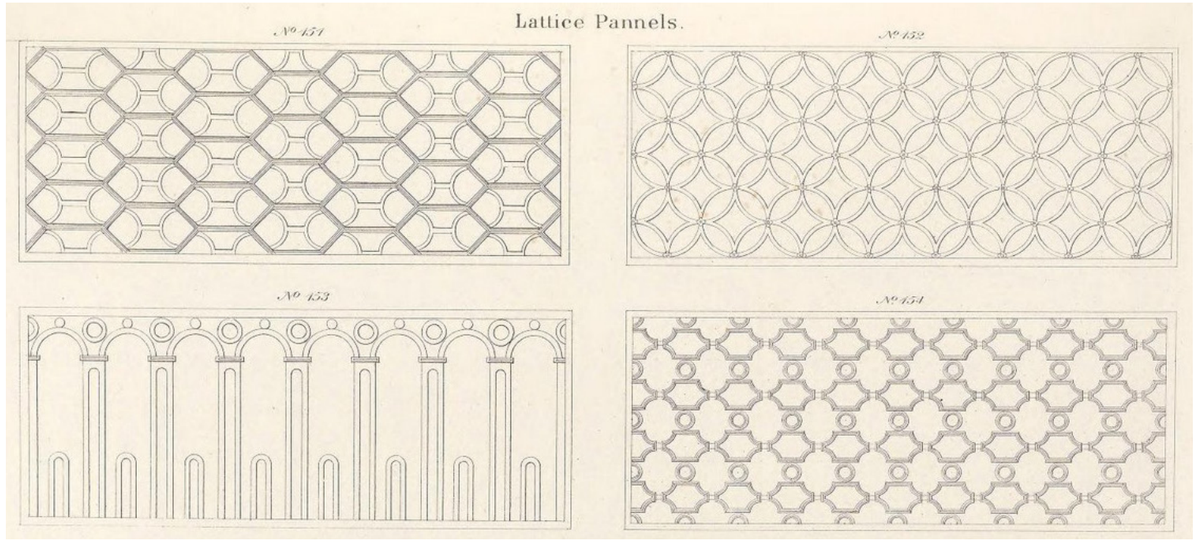


Badger's Catalog of Architectural Iron Works, 1865

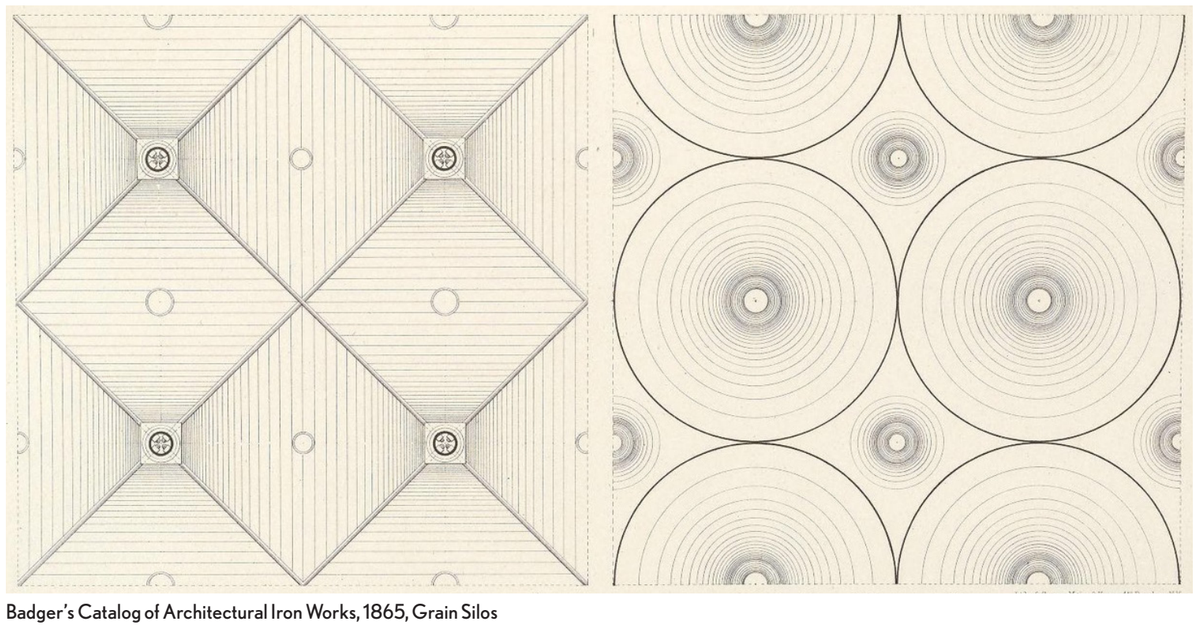


Badger's Catalog of Architectural Iron Works, 1865, Lattice Panels

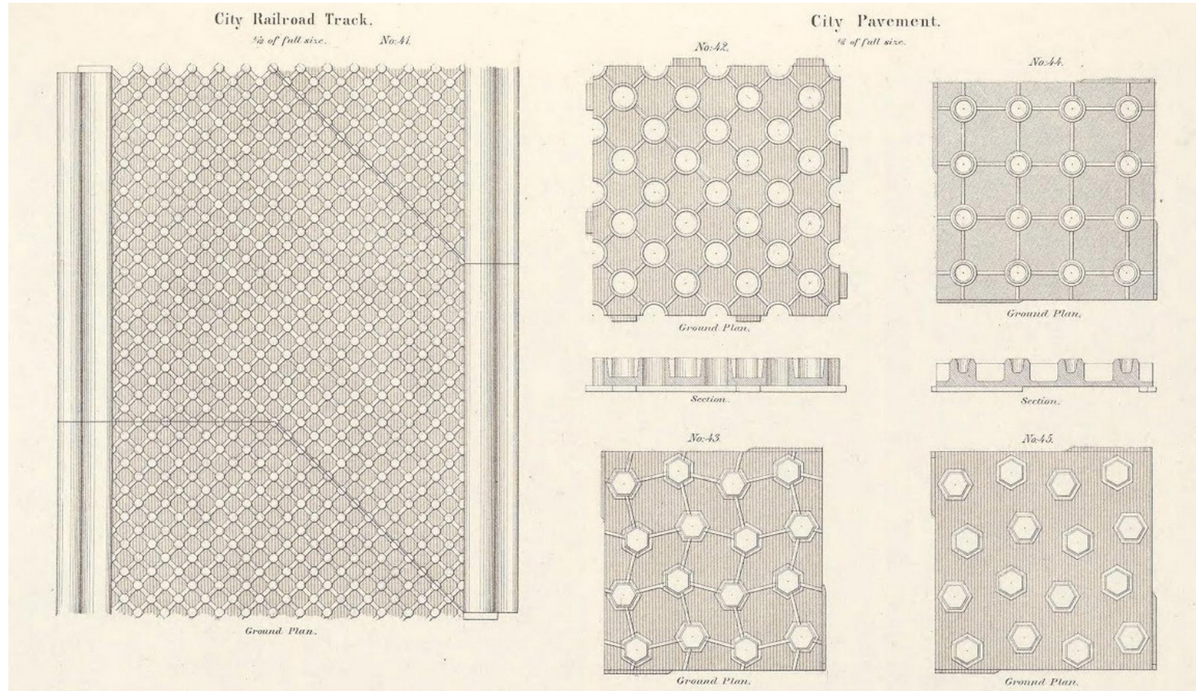
A cast-iron structure was easy and quick to erect in comparison with a masonry building, and it was also cheaper. (A cast-iron building could also be easily dismantled and re-erected elsewhere.) Essentially the pieces were an early form of prefabrication; they were cast in multiple units which could 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 foun-



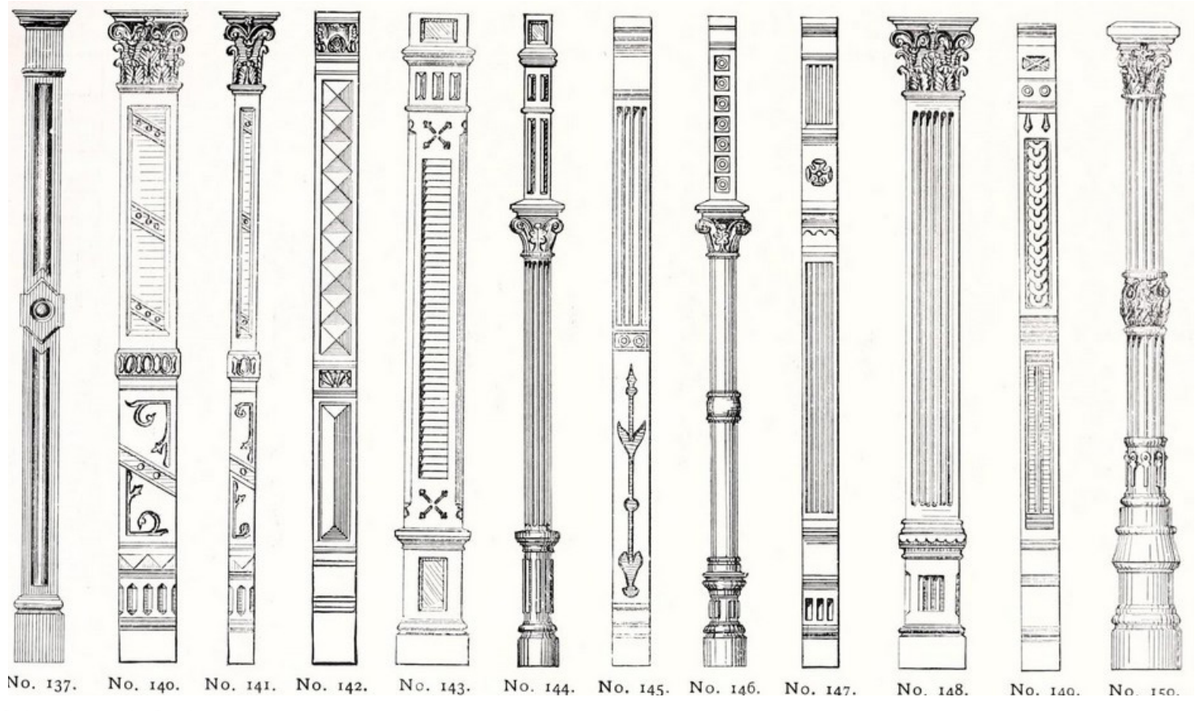
Badger's Catalog of Architectural Iron Works, 1865, Lattice Panels



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



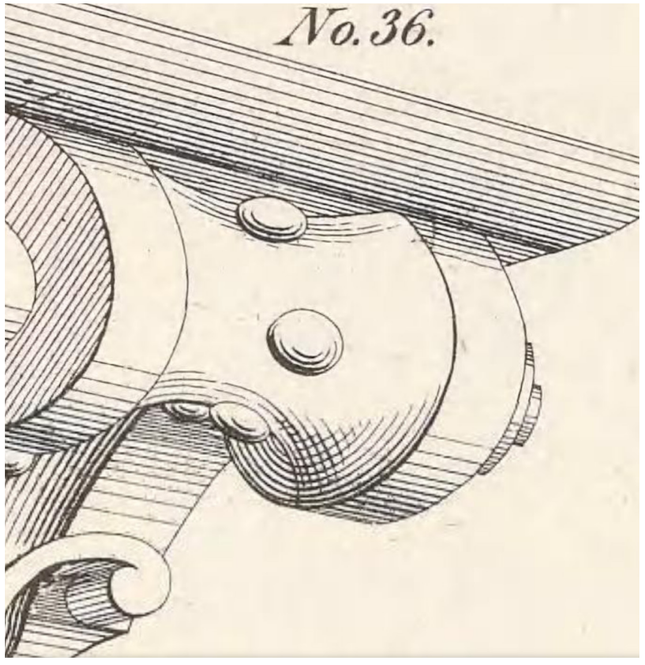
Badger's Catalog of Architectural Iron Works, 1865, Sidewalk Vaults



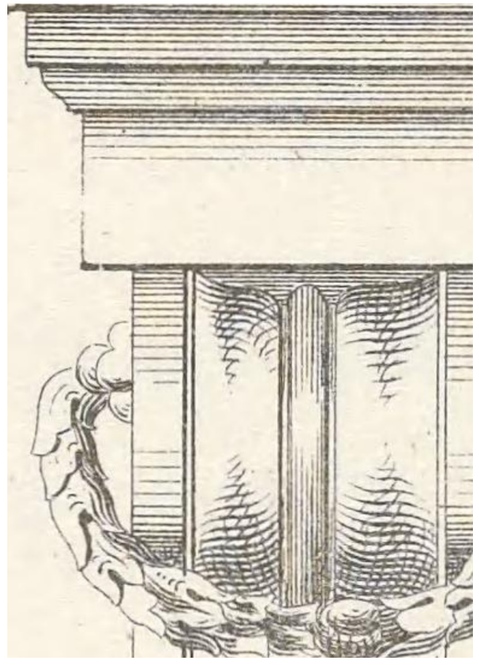
St. Louis Ironworks Catalog

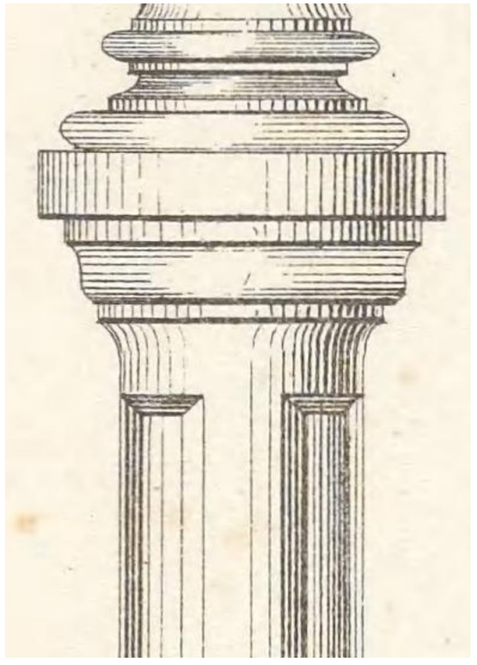
PREVIOUS VS PROPOSED

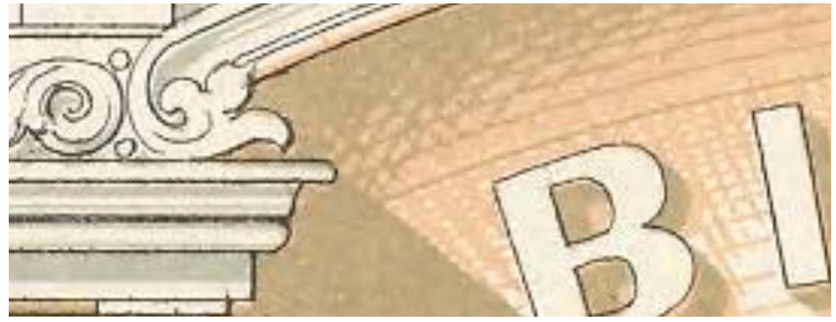
GRAPHIC CONVENTIONS TO REPRESENT 3D SURFACE IN BADGER CATALOGUE, 1865



Badger's Catalog, Designs for Storefronts





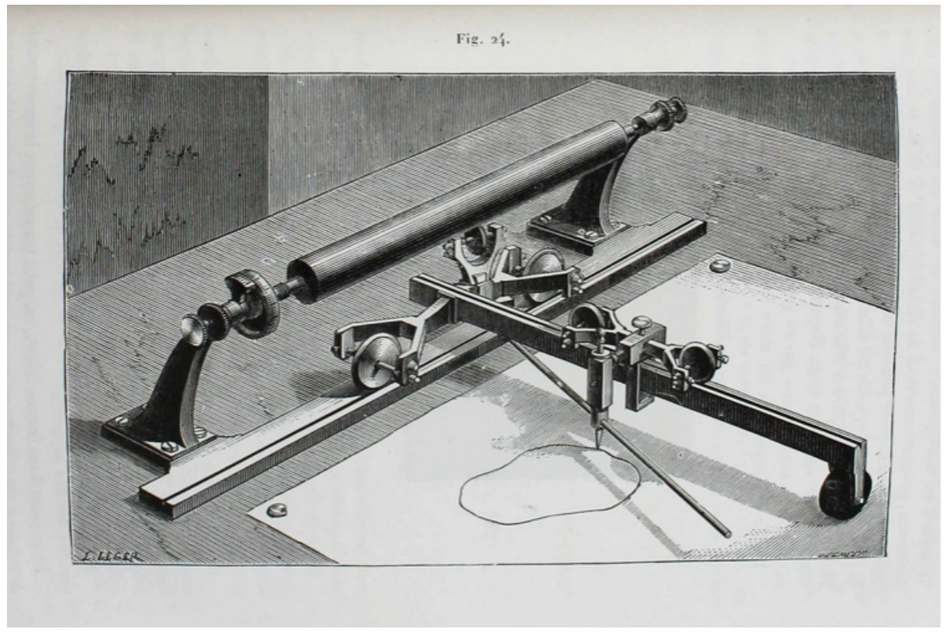




19TH CENTURY MACHINED PATTERNS



1886 Two silver dollar bank note with roulette curves



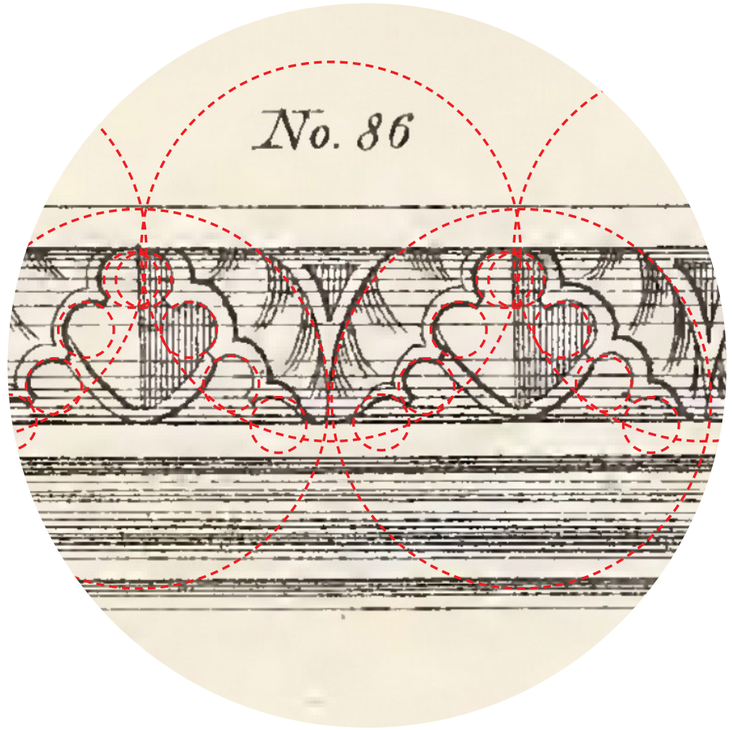
1886 Integraph by Bruno Abdank-Abakanowicz

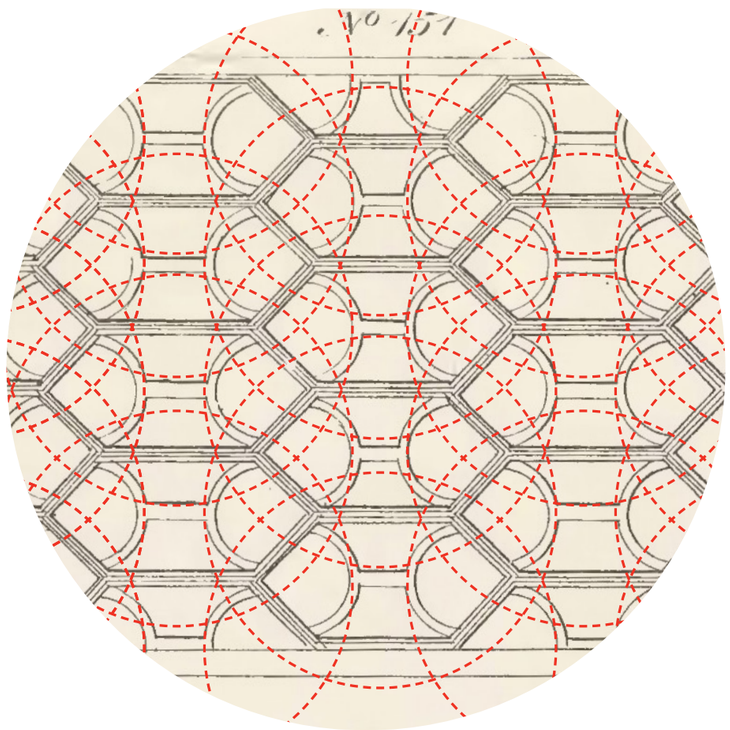


1840 British postage stamp with graphic produced by Rose Engine

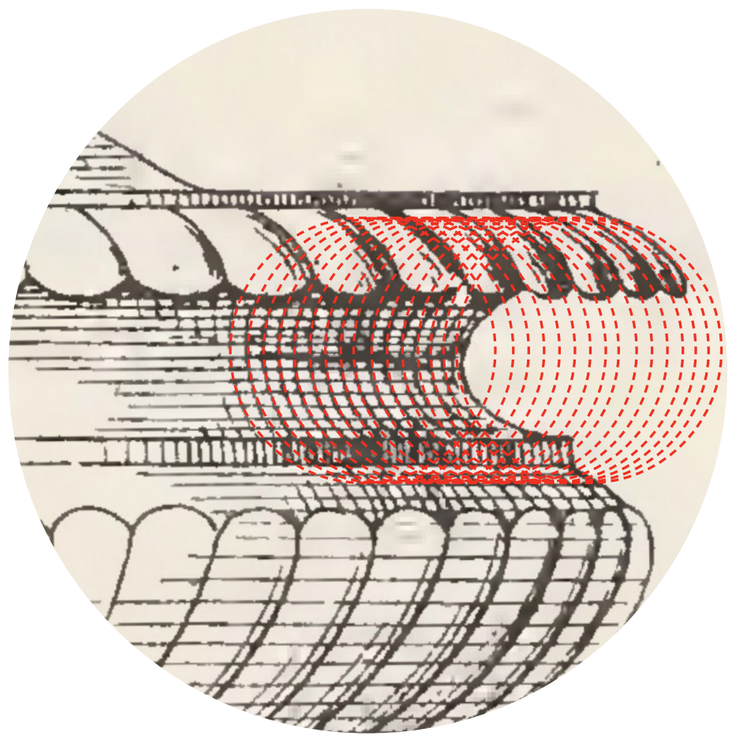
Architectural Ironworks (Badger Catalog) 1865:

*This volume is **published at a great cost,** for the twofold purpose of supplying Architects and others with plans and details for the construction of the various parts and connections of Architectural Iron Structures, and as an **advertising medium** for the Architectural Iron Works*







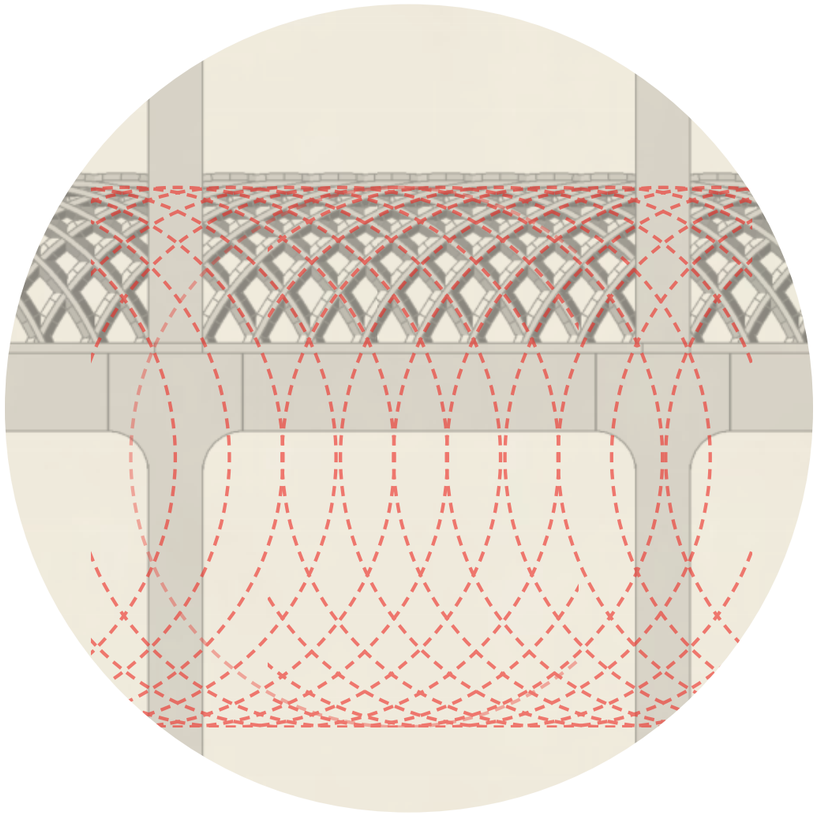


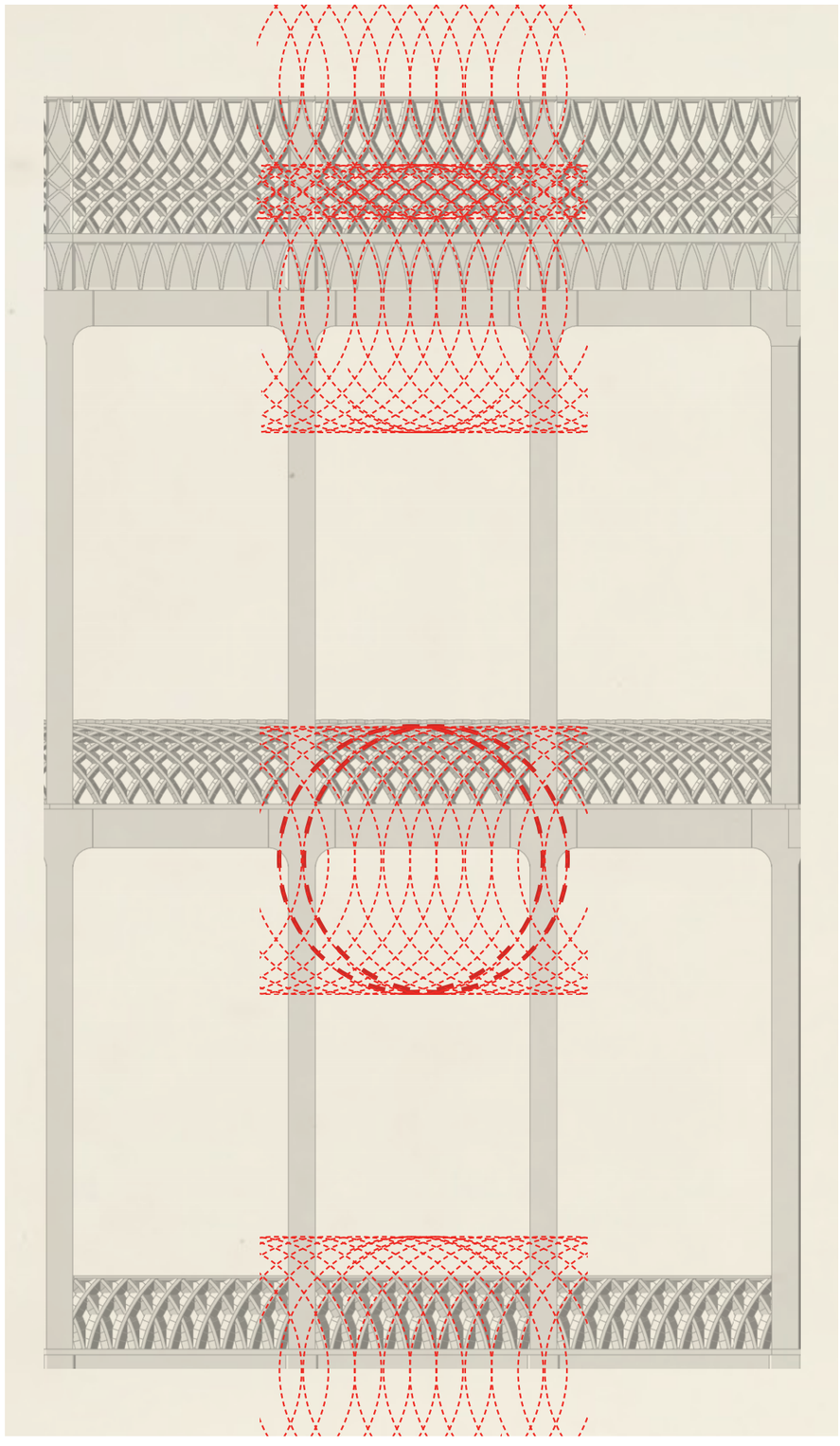
Badger's Catalog, Designs for Storefronts

From A New System of Architecture (1845) by William Vose Pickett in the Soho Cast Iron Historic District Designation Report:

"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."

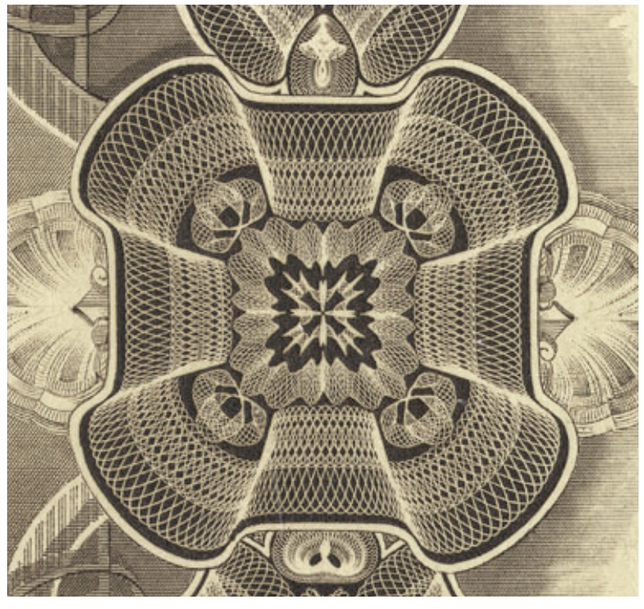
Pickett advocated a new system of design ***based on the curve as in nature****, not the straight line.*



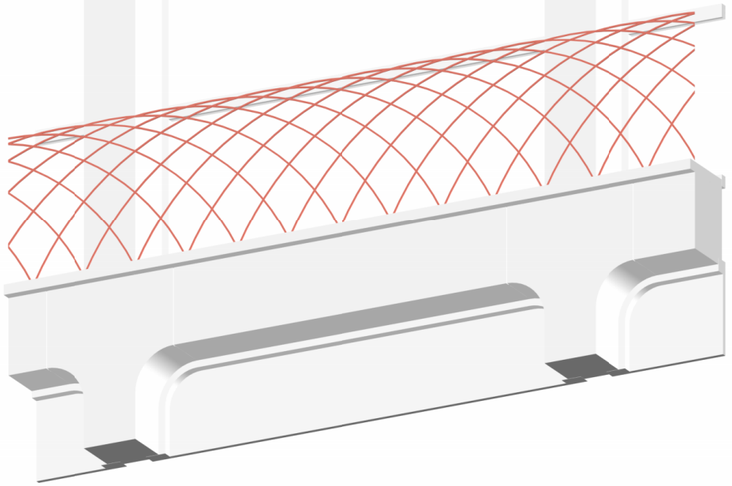




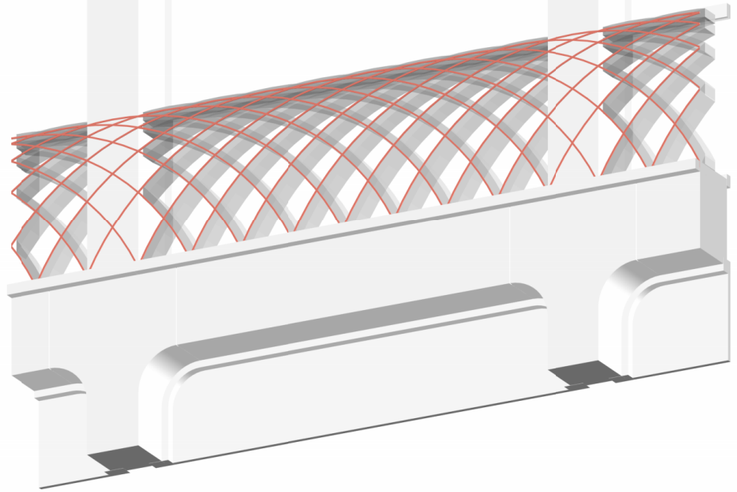
American Elgin Hunter Pocket Watch with Guilloche Pattern c. 1870



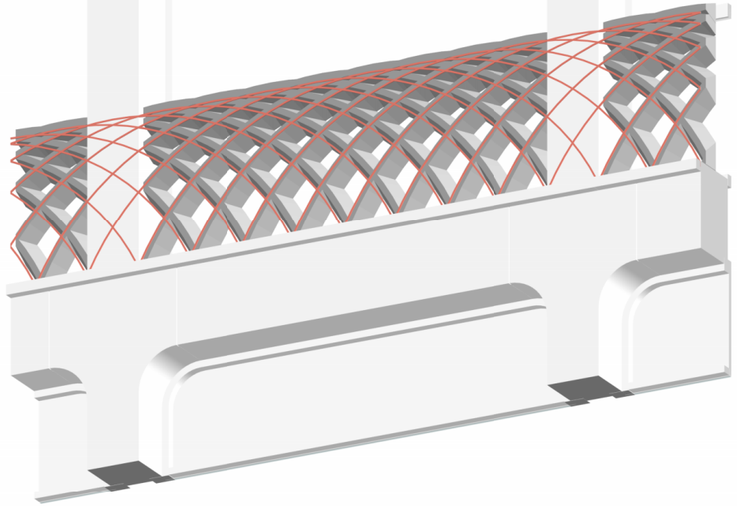
Homer Lee Banknote Company, New York, late 1800s



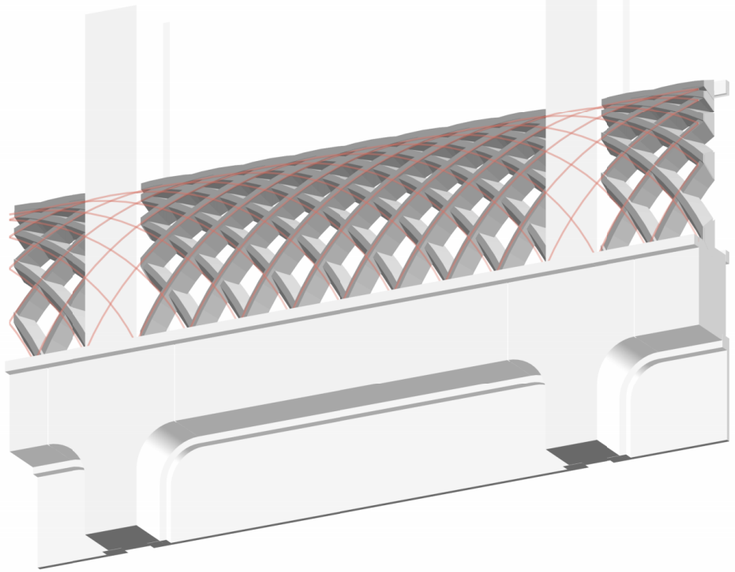
1. Pattern



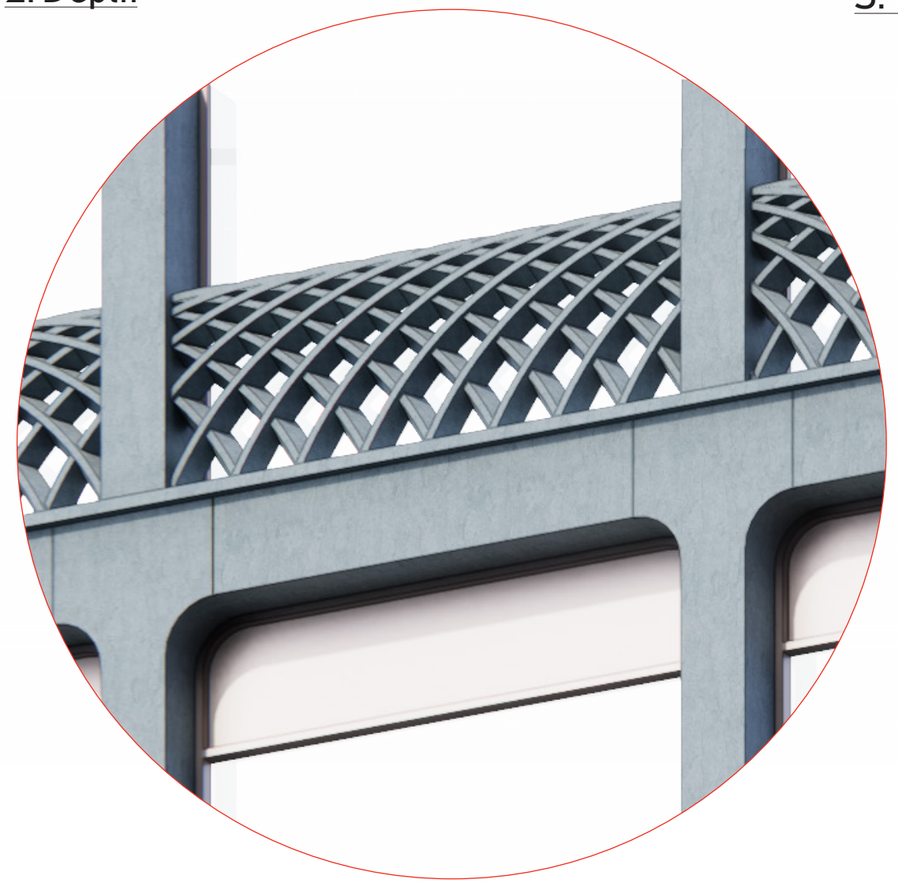
2. Depth



3. Taper



4. Tilt



MULTI-COLOR STOREFRONTS



120 WOOSTER



104 WOOSTER



80 WOOSTER



111 WOOSTER



106 SPRING



106 SPRING



134 SPRING



109 SPRING



Previously proposed



Currently proposed

Landmarks Preservation Commission

July 28, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 1, LPC-26-10512

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.