



Date:	7/27/2021
LPC Docket #:	LPC-21-08999
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 547 West 26th Street

**Borough:** Manhattan

**Block:** 698      **Lot:** 10

**Historic District:** West Chelsea Historic District

**Description:** A utilitarian garage designed by Charles H. Caldwell and built in 1912-14. Application is to install and alter canopies and install signage.

### COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the West Chelsea Historic District

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 work will not damage or obscure any significant features;
- that the existing and proposed signage, consisting of marquee signs, poster and menu boxes, and painted signs, will recall the variety of signage found historically at this building and buildings of this age and type, and will facilitate the adaptive reuse of this historic garage building;
- that the modification of the existing marquee will help conceal framing and wiring, resulting in a less cluttered appearance;
- that the proposed marquee will be modest in size, will match the existing marquee at the building in terms of materials, details, and dimensions, and will reinforce the symmetry of the façade;
- that the proposed LCD signage is modest in size and will feature rotating static images which will be in keeping with the existing poster signage at the building and with signage typically found at theater buildings;
- that the proposed signage will be installed at mortar joints to the greatest extent feasible;
- that the painted signage at the modern doors will be modest in size and will facilitate wayfinding;
- and that the overall amount of signage will not be excessive or detract from the significant architectural features of the building or streetscape.

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

- that the "A" and "B" letters at the top of the gables be eliminated;
- and that the "Chelsea Factory" signs at the larger arched openings be painted instead of pin-mounted.

#### VOTE:

Present: Sarah Carroll, Frederick Bland, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Anne HolFord Smith, Everardo Jefferson

8-0-0

In Favor = S.Carroll, F.Bland, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, A.HolFord Smith, E.Jefferson

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