



144 SPRING STREET

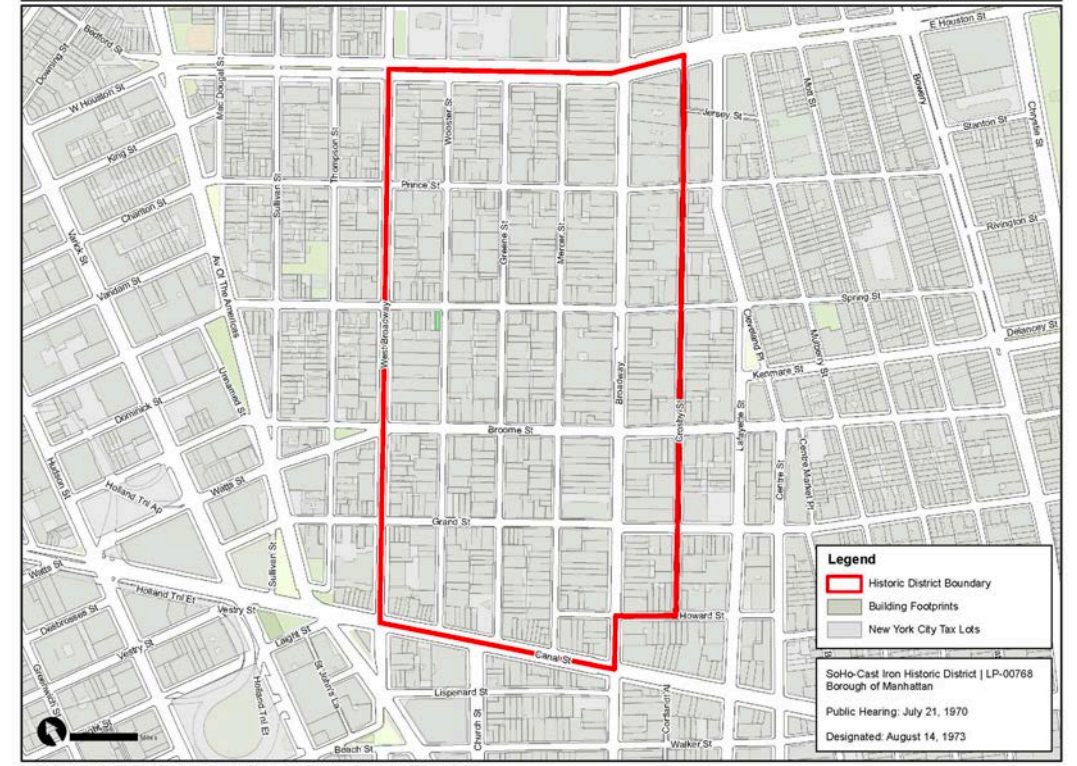
LPC Community Board 2 Landmarks Committee Meeting | May 14, 2026



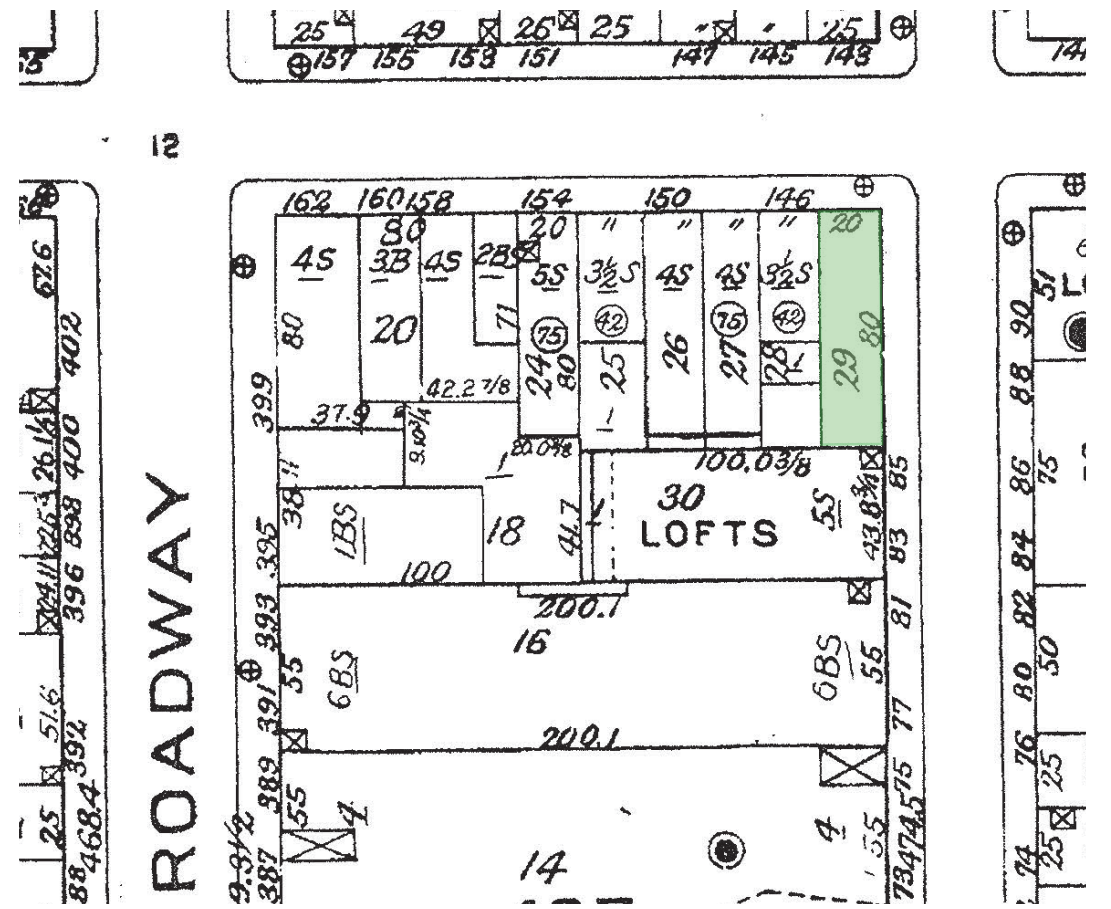
144 Spring Street (HQ)

SoHo-Cast Iron Historic District | LP-00768

NYC Landmarks Preservation



Soho Cast Iron Historic District





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





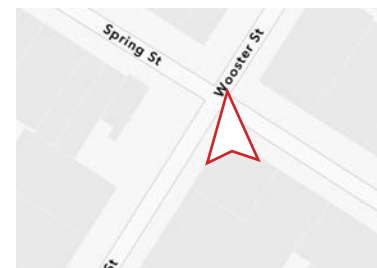
View to the southwest from across Spring Street



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



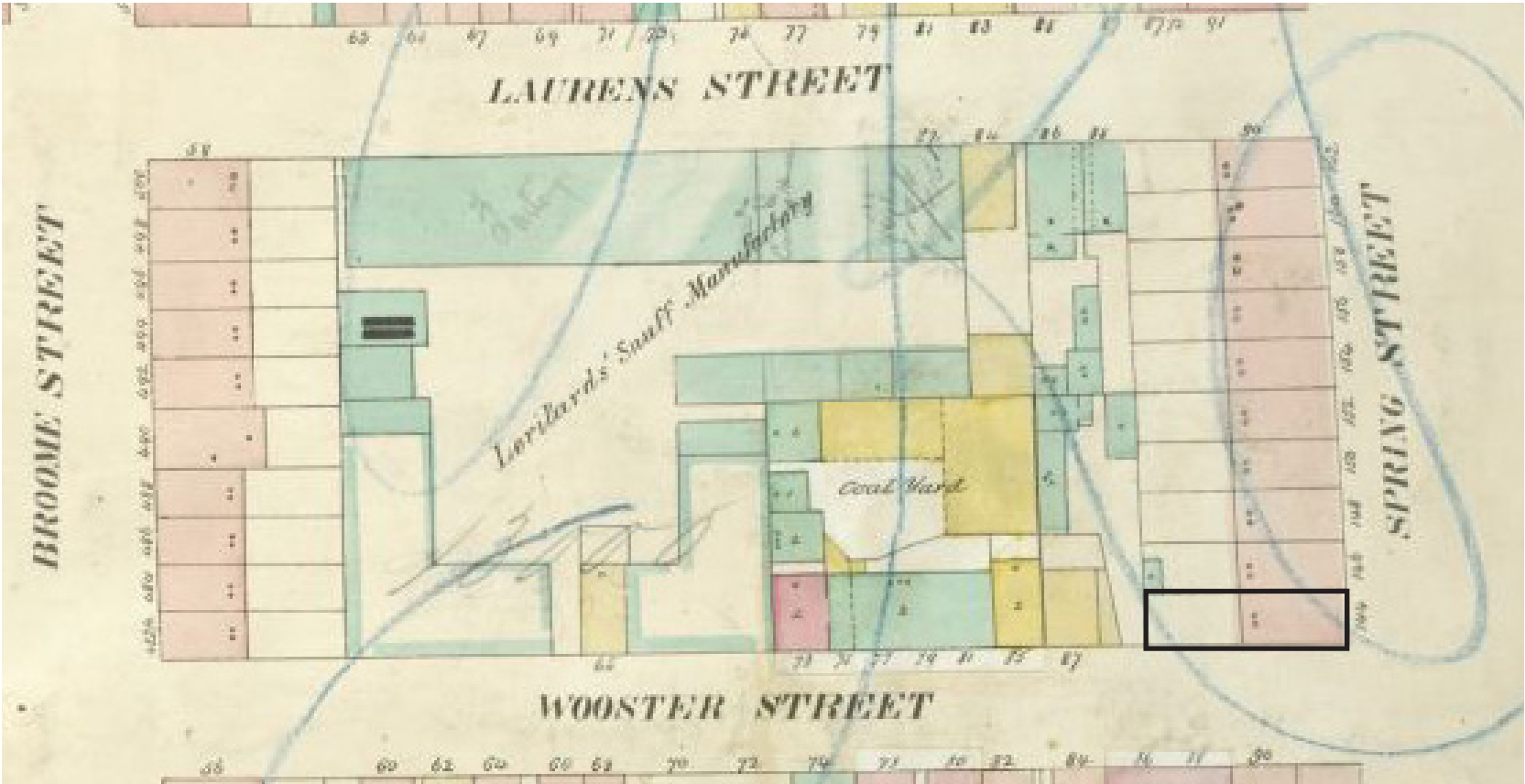


1940 (Tax Photo)

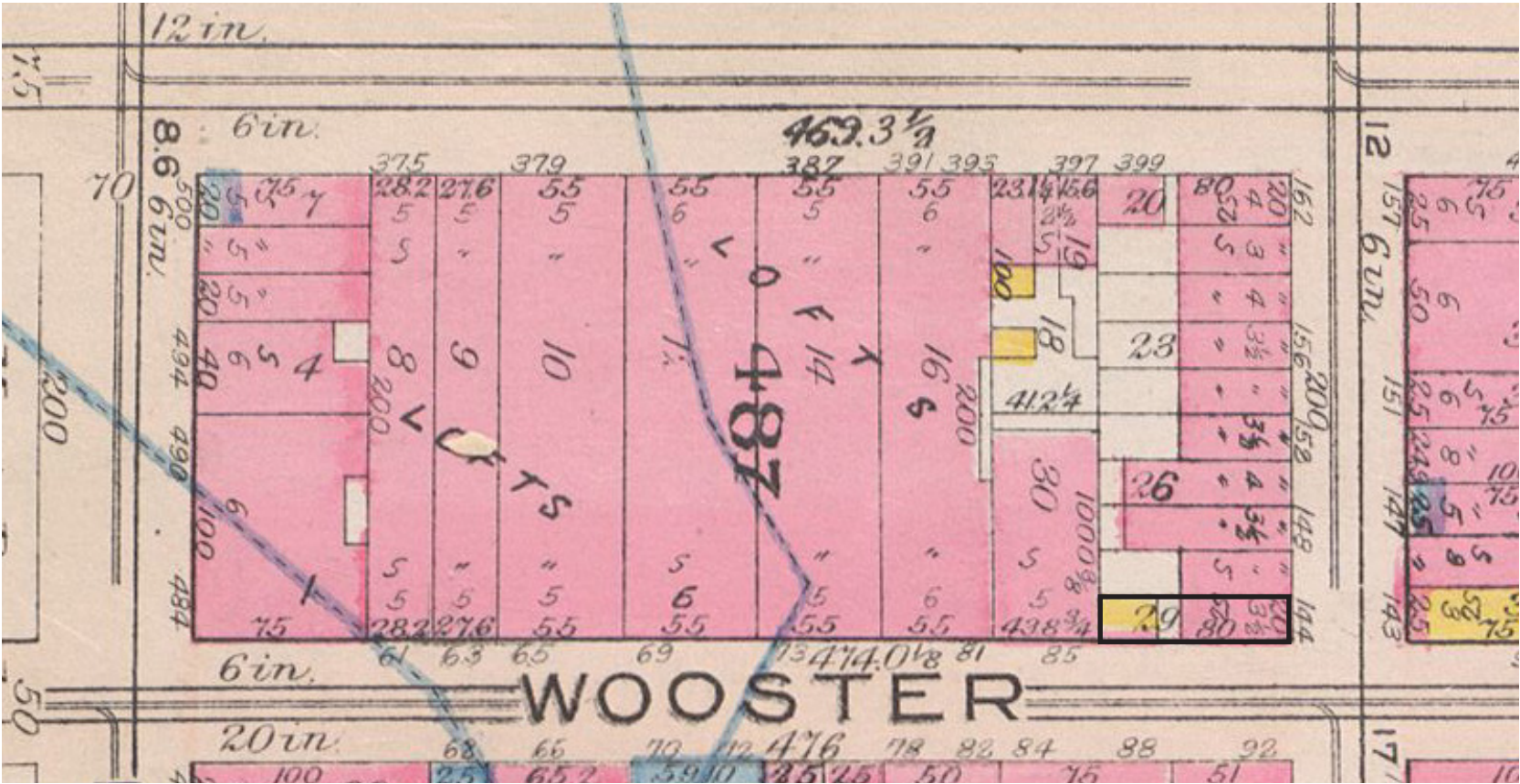


1940 tax photo Wooster Street looking Southwest

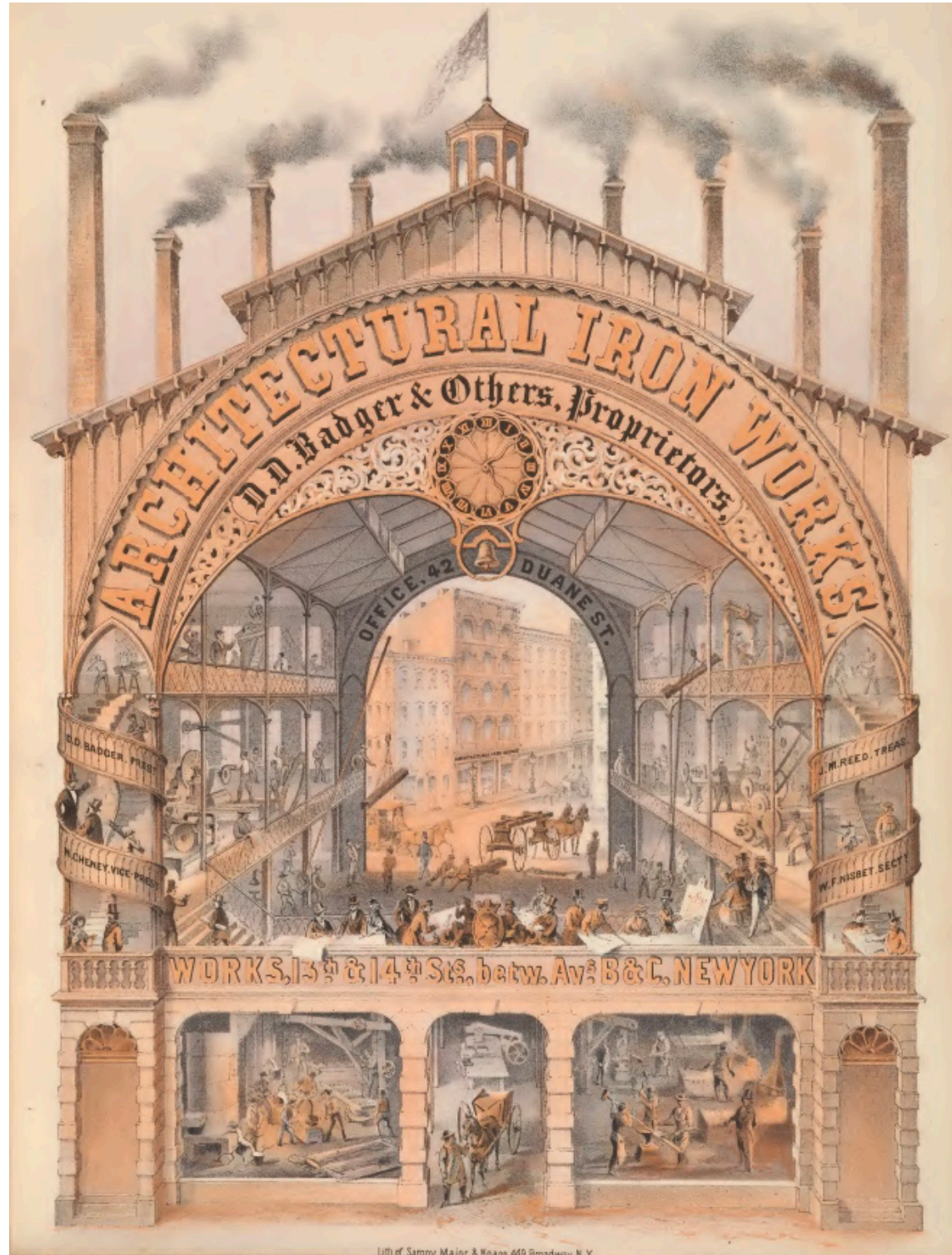
BLOCK DEVELOPMENT OVER TIME



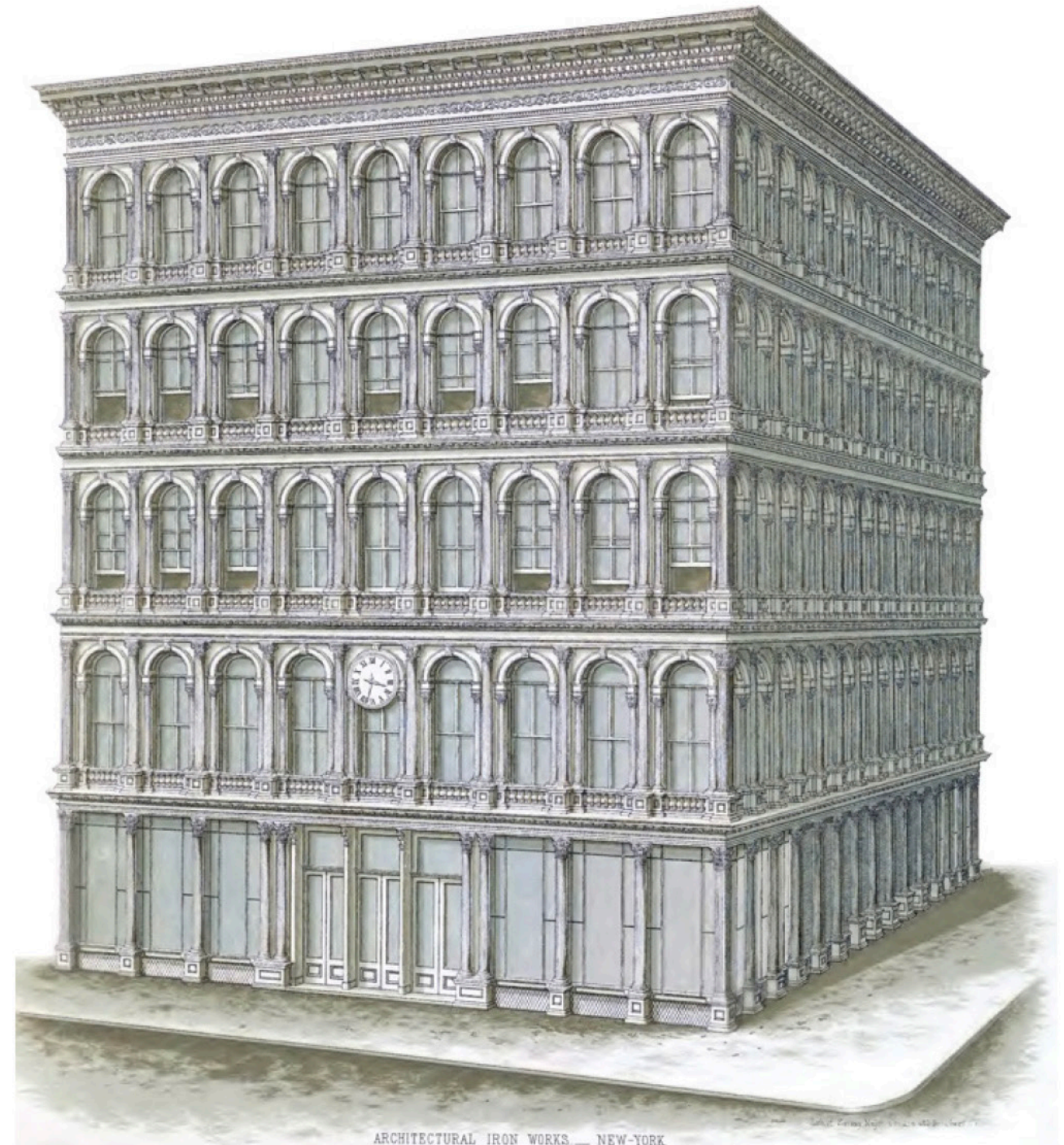
1862, Perris Map



1911, Bromley Map



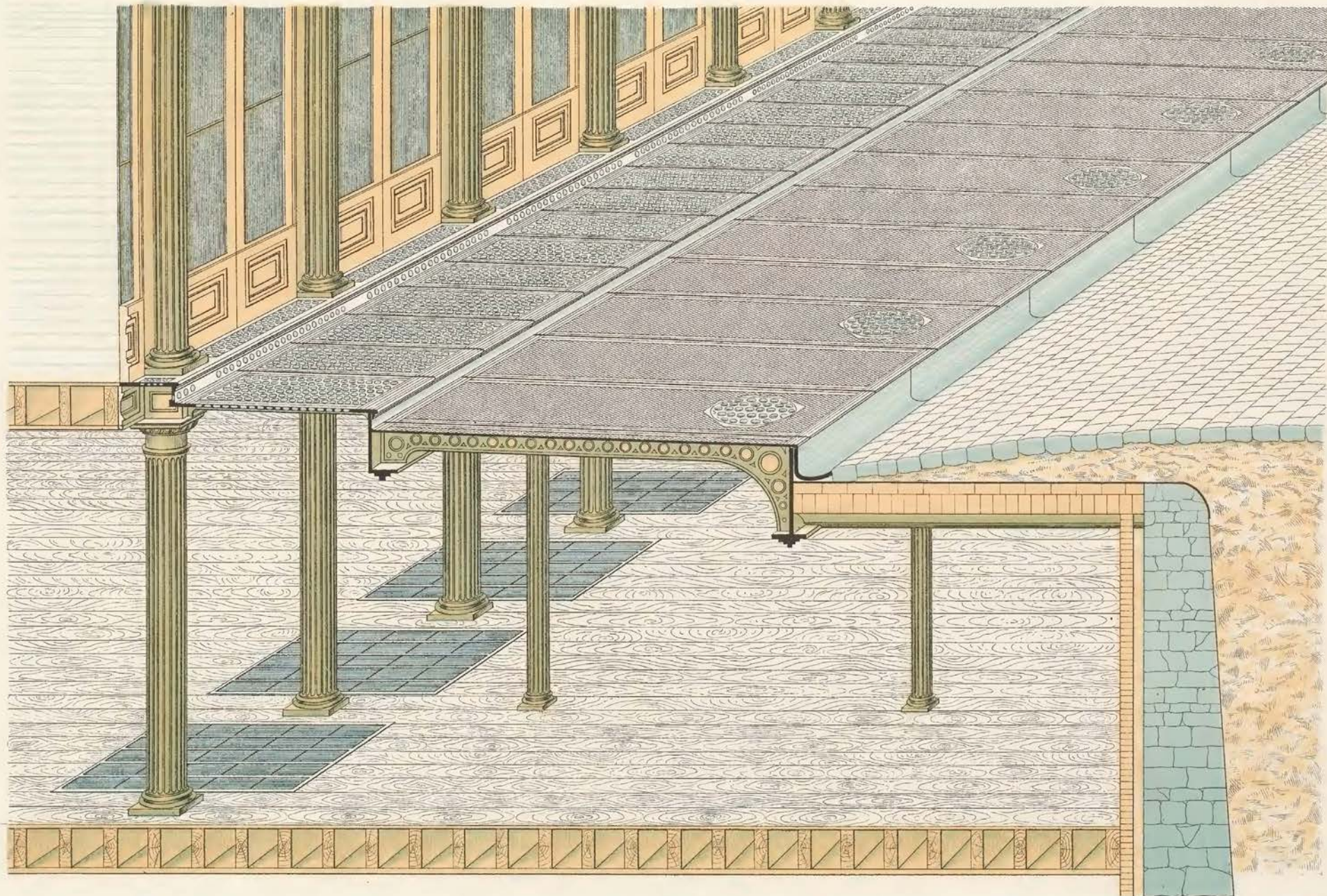
Badger's Catalog of Architectural Iron Works, 1865



488 Broadway
John P. Gaynor, 1855

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

Concrete vault light sidewalk section from Badger's catalog



Restored cast iron vault lights at 295 Lafayette Street



Typical concrete vault lights

CAST IRON DISTRICT FACADES AS STRUCTURE



Scholastic Building at Mercer Street (1998 approval)



150 Wooster Street (2011 approval)



151 Mercer Street (2014 approval)

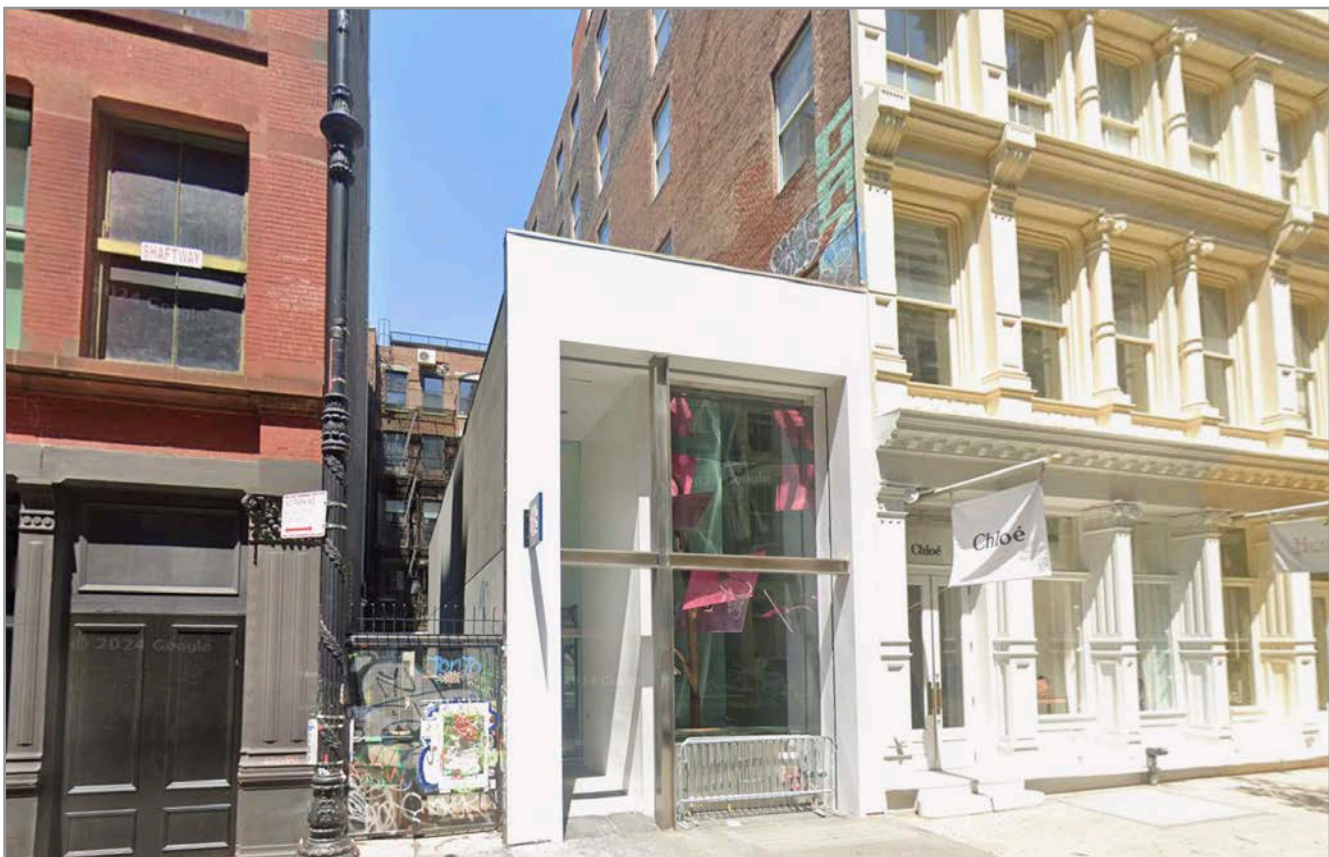
ONE AND TWO-STORY LPC APPROVED IN SOHO



92 Prince Street (Rendering), 2025 LPC Approval



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



91 Greene Street (Streetview Photo: 2022), 1998 LPC Approval

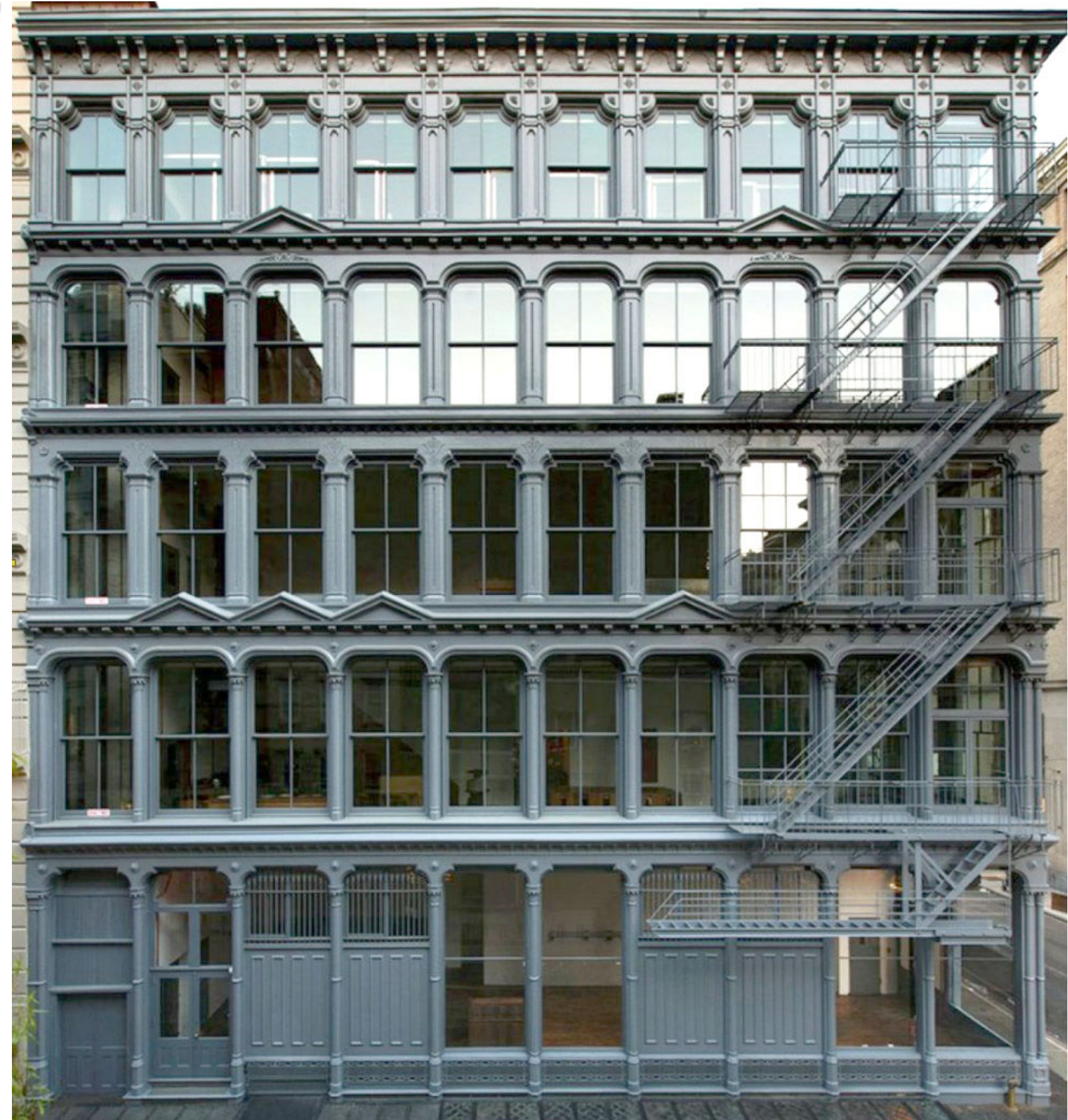
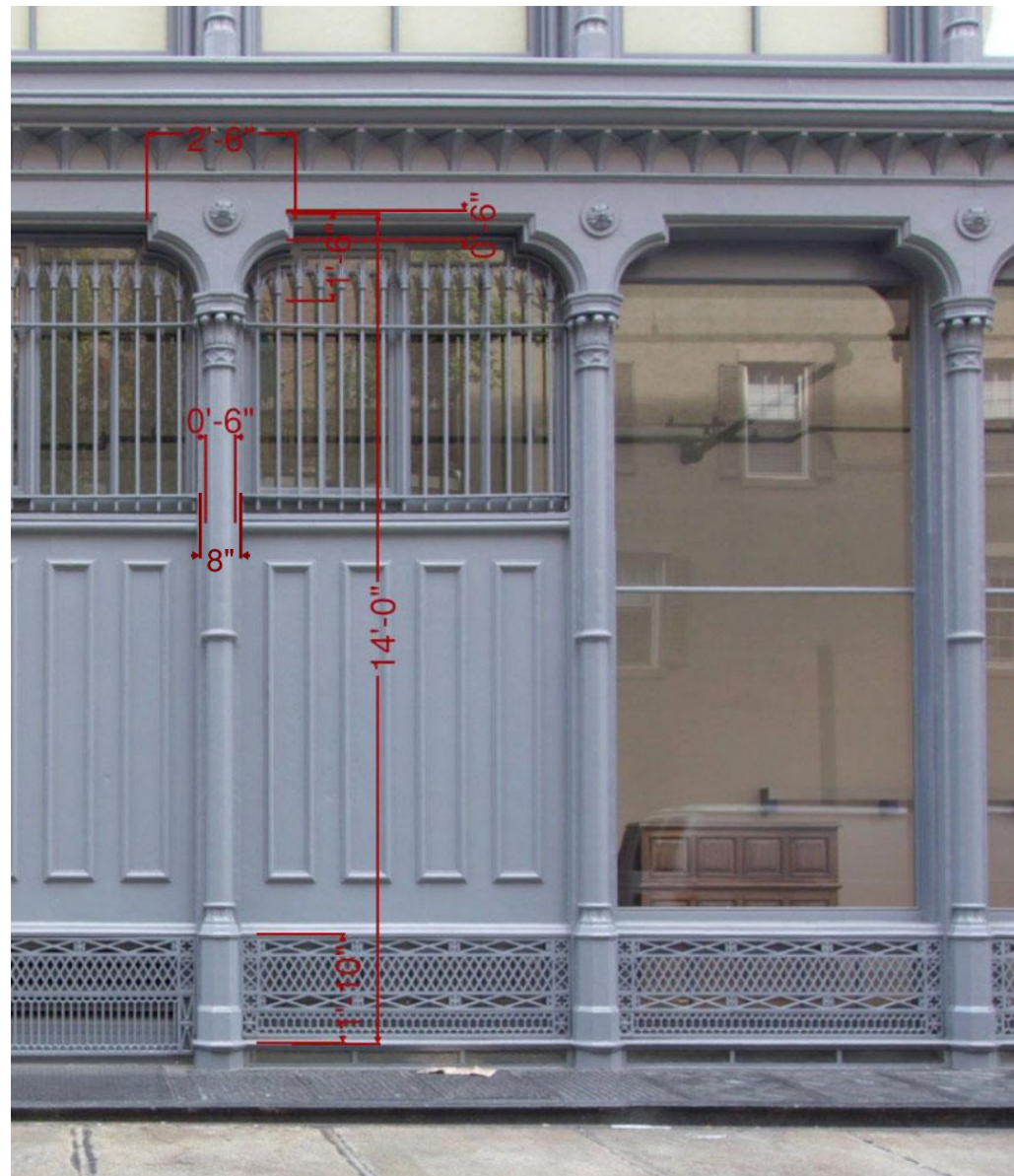


419-423 Broadway (Rendering), 2024 LPC Approval

“IRON SHOULD NOT BE USED IN SUCH A WAY AS TO DIGUISE 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



Facade of Paul Smith Store in London



Facade of Hotel X in Toronto



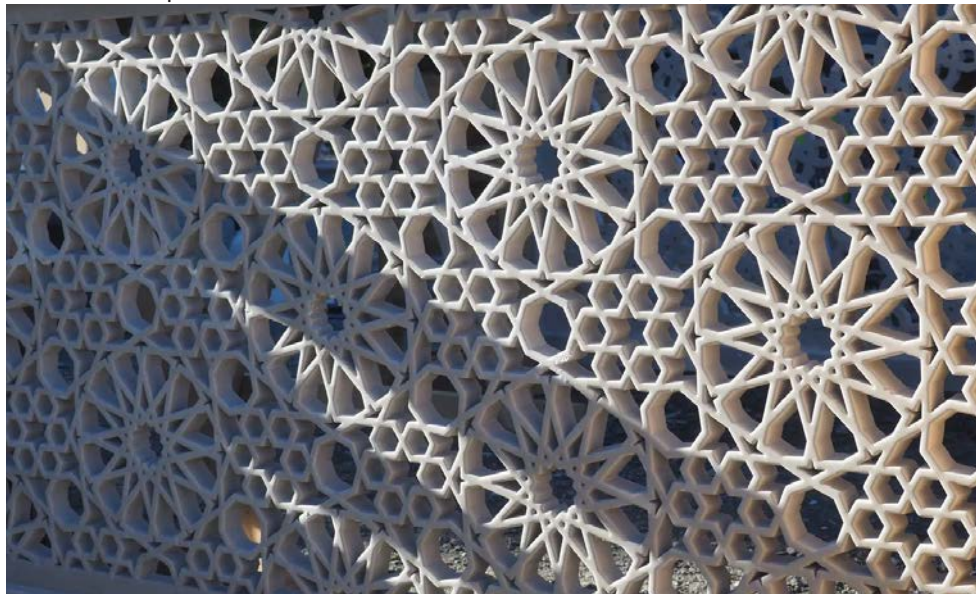
Museum of European and Mediterranean Civilizations in Marseilles, France



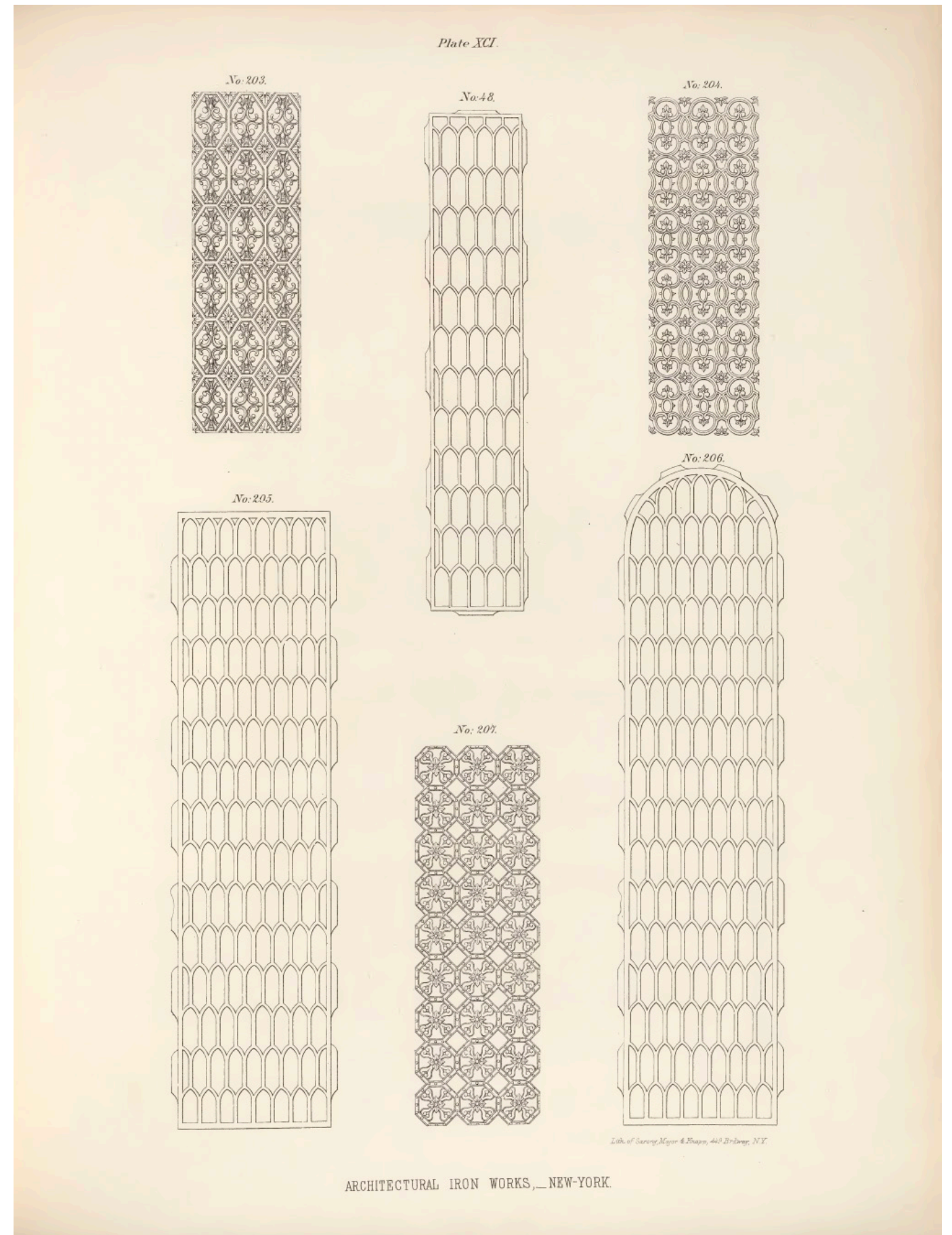
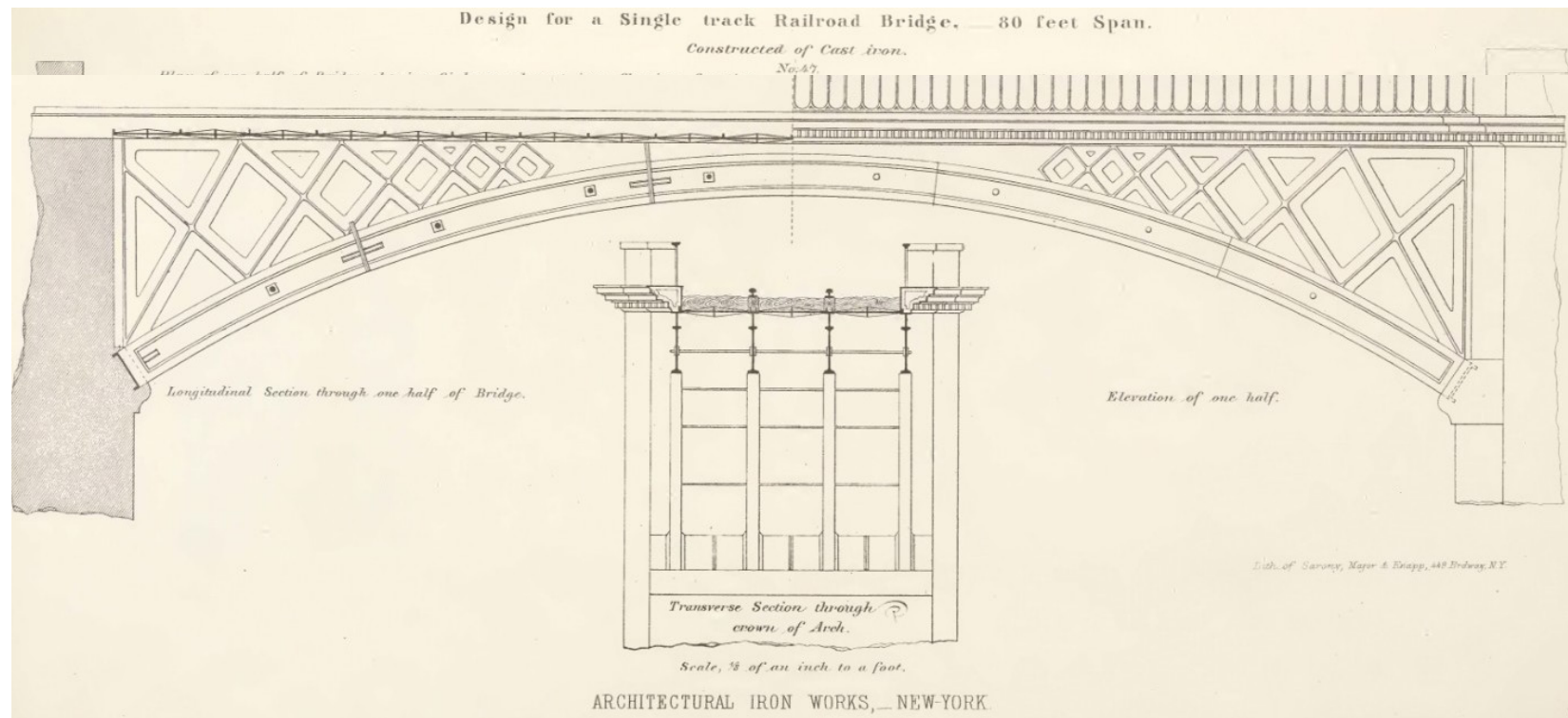
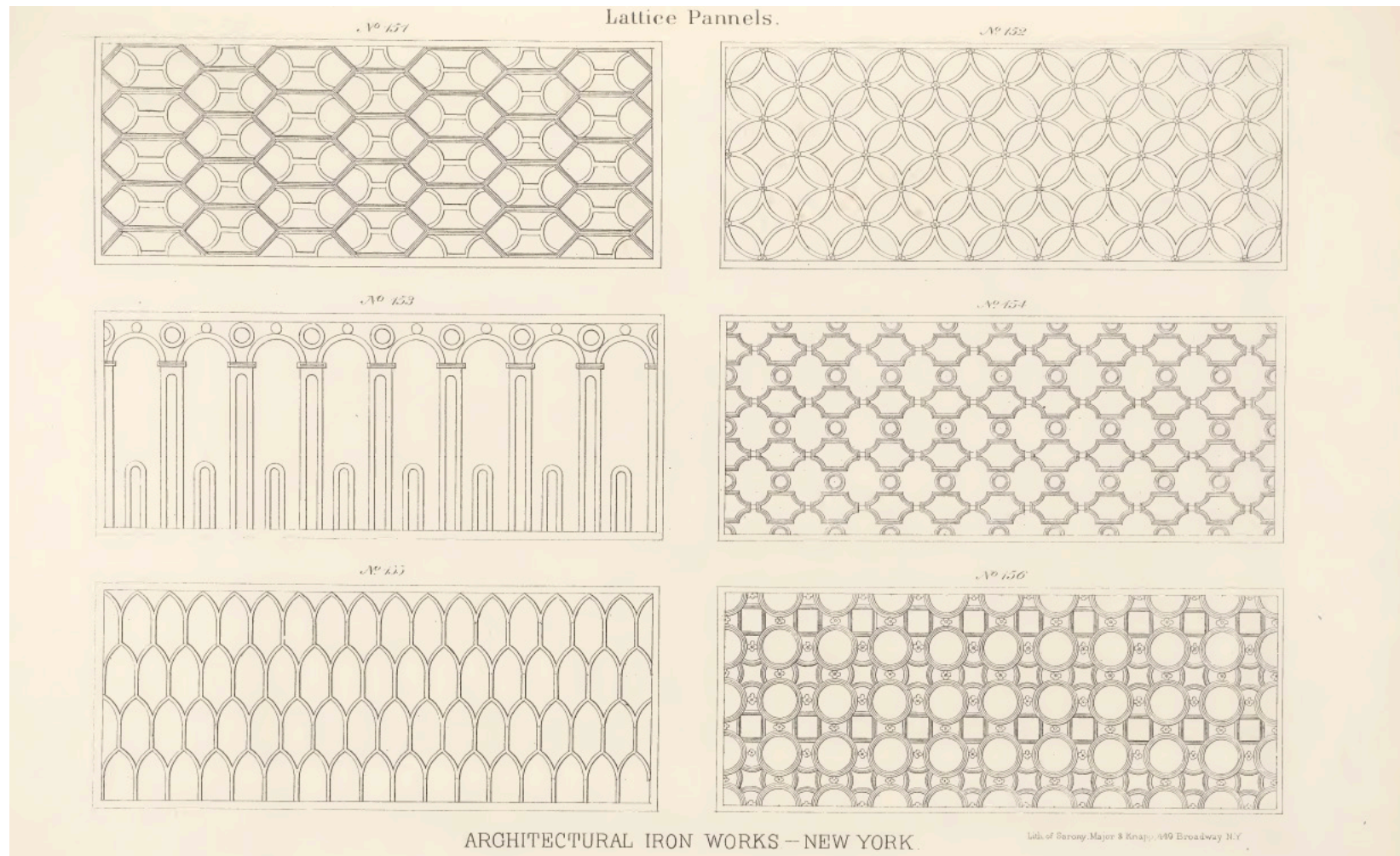
Queens Botanical Garden in NYC



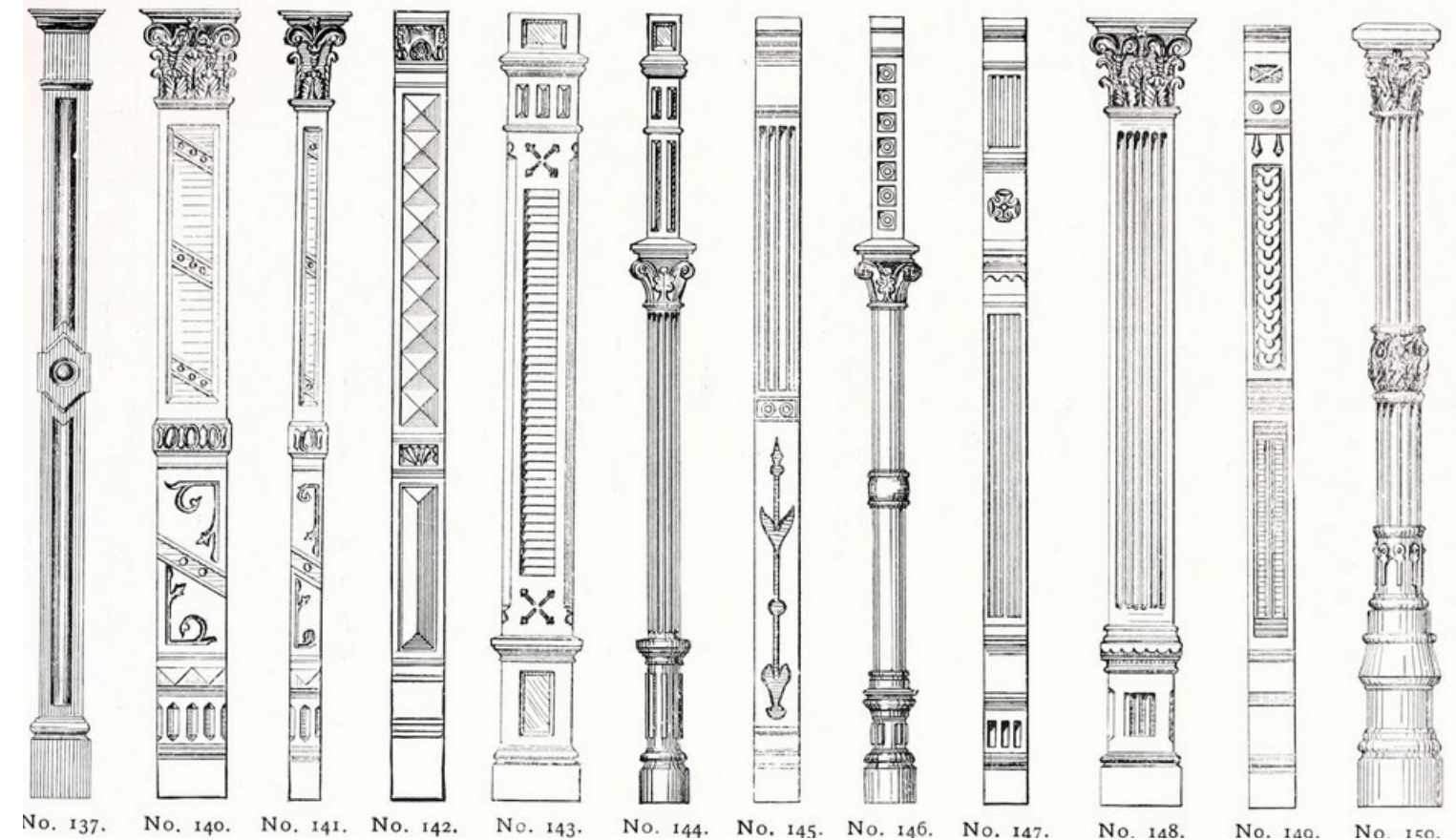
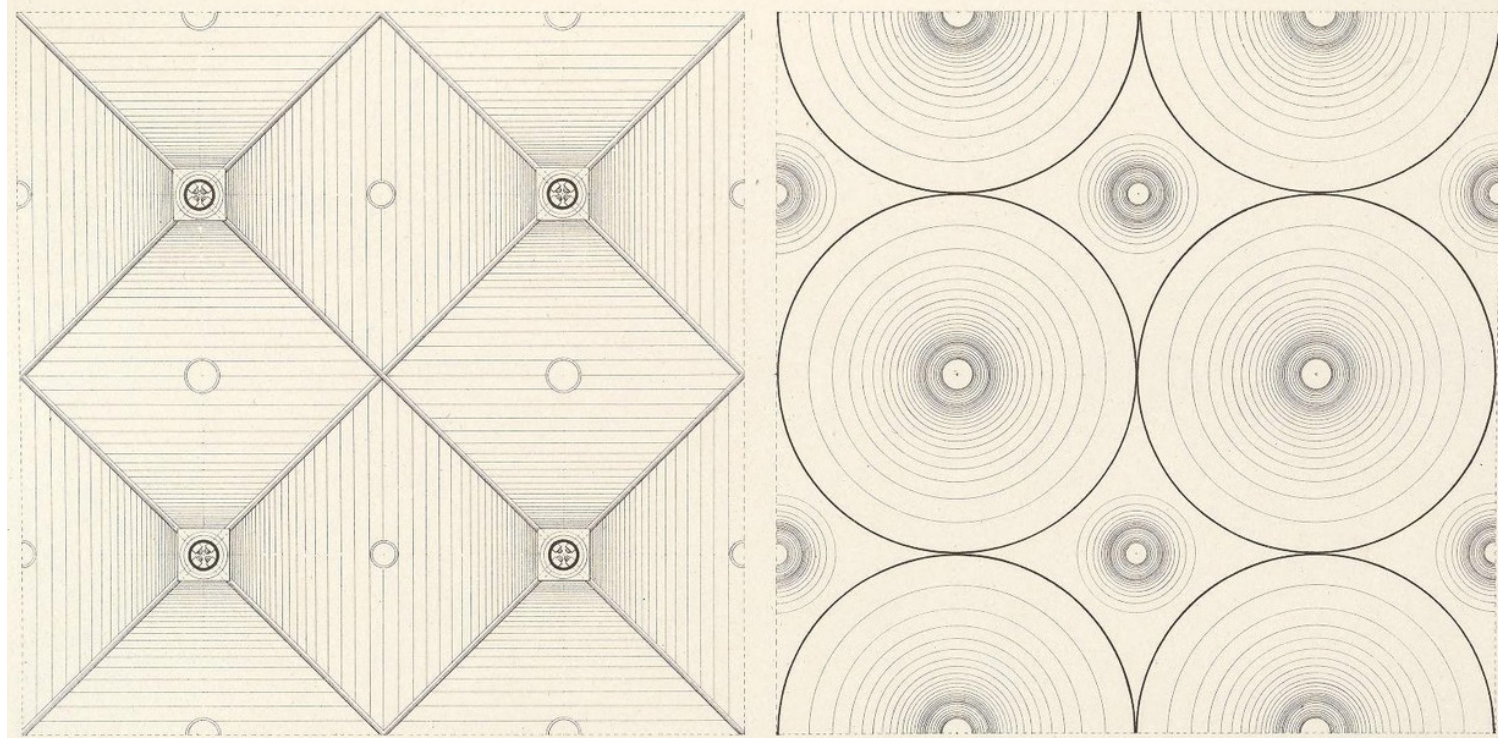
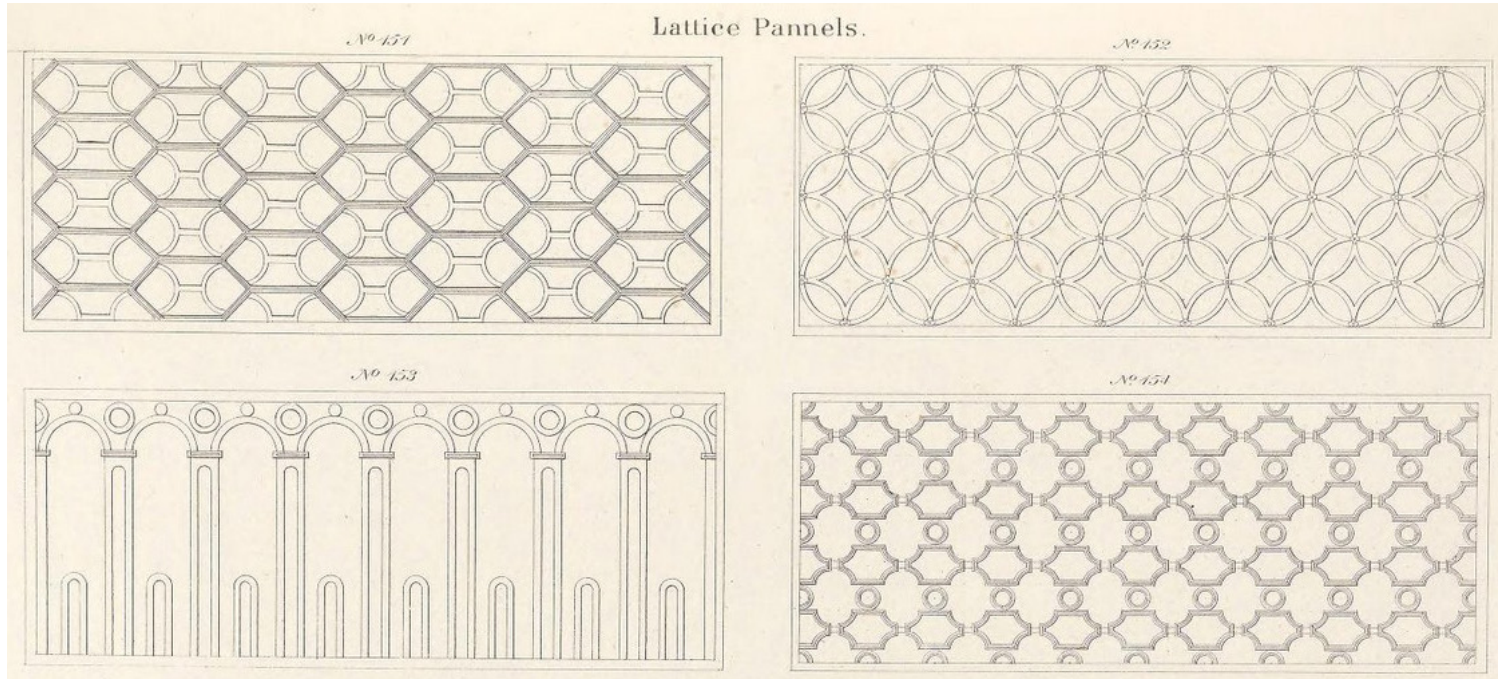
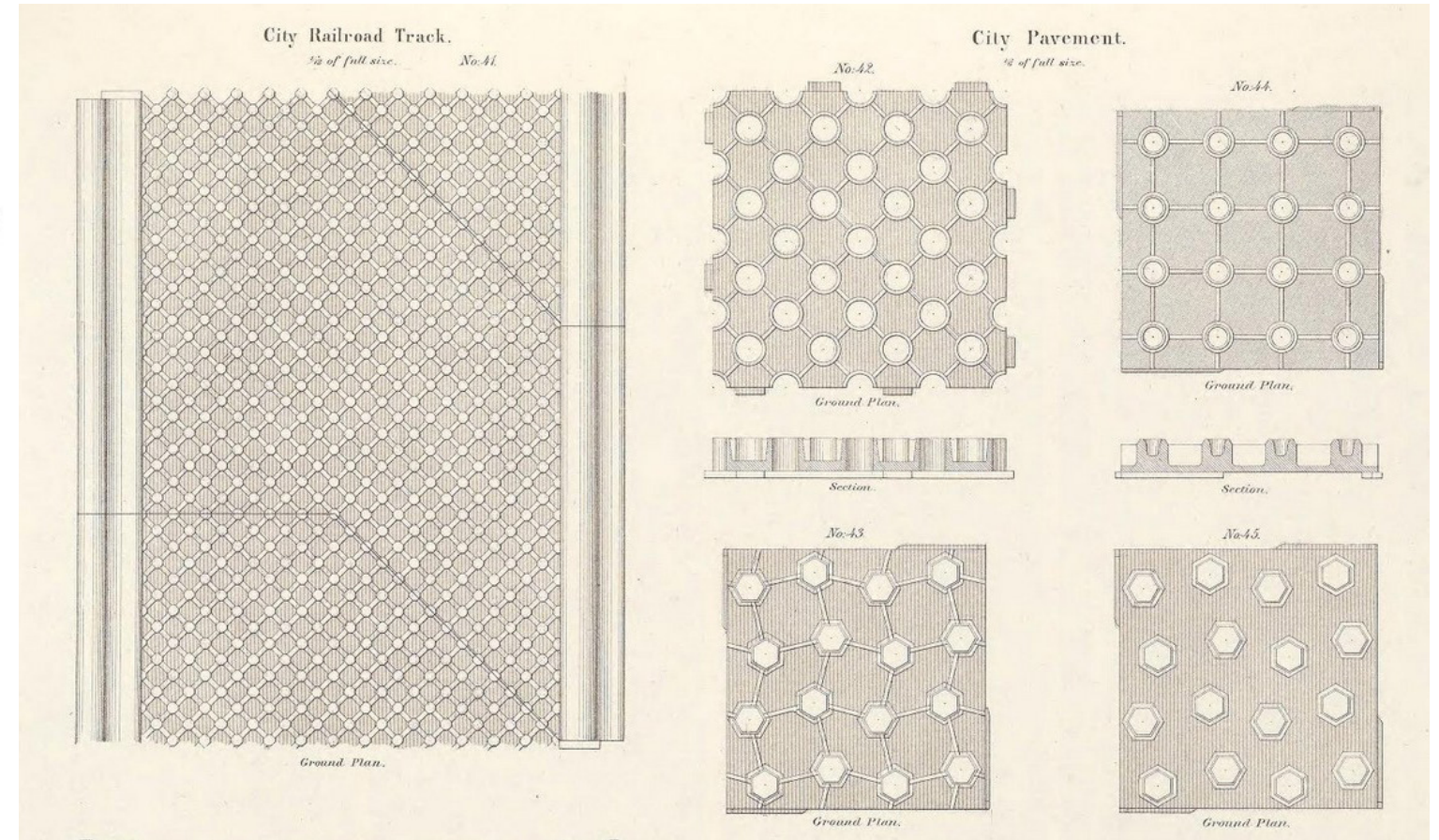
Facade of the Twenty Two Hotel in NYC



Railings at Aga Khan Garden in Edmonton, Canada

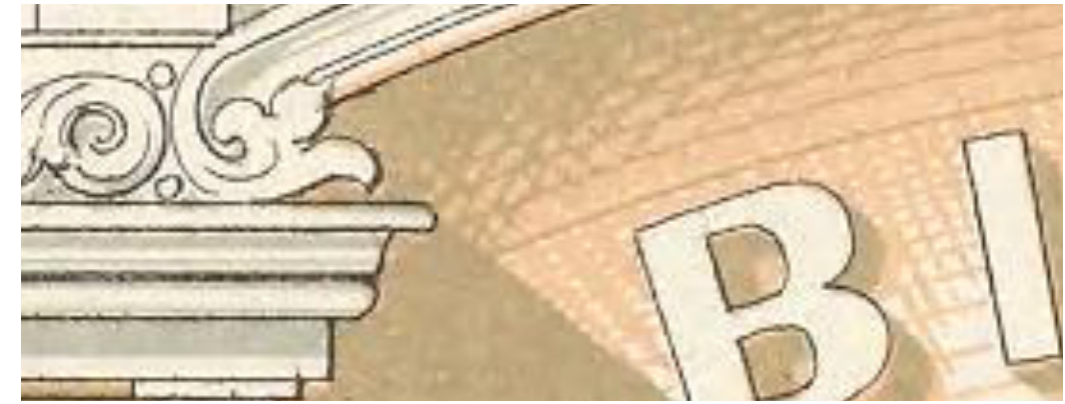
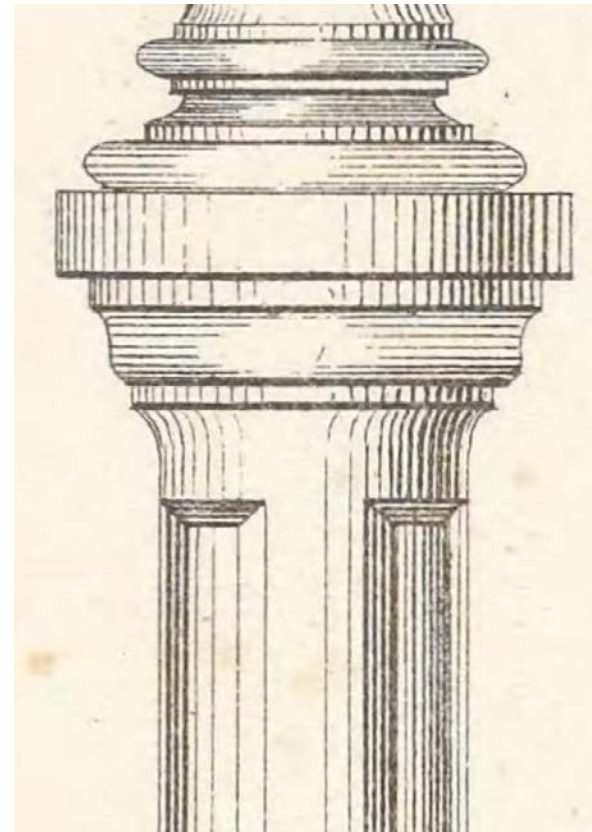
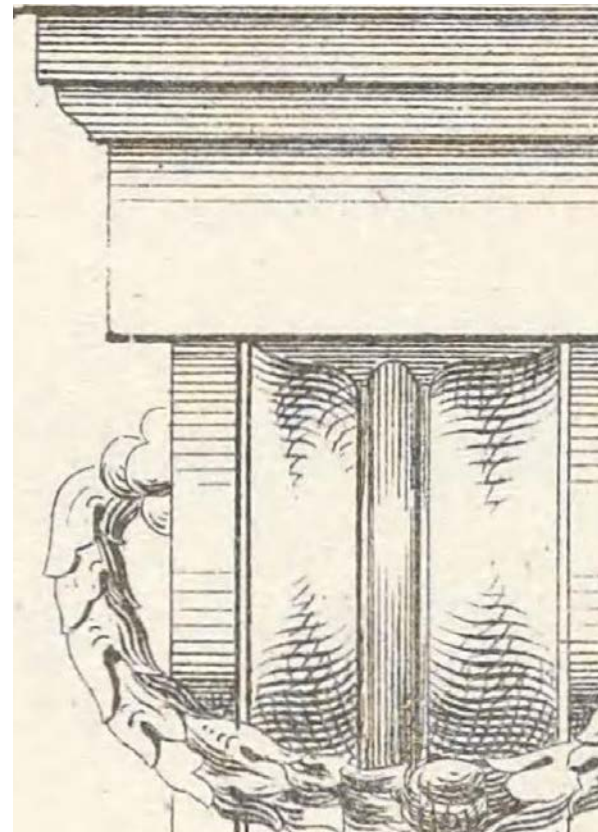
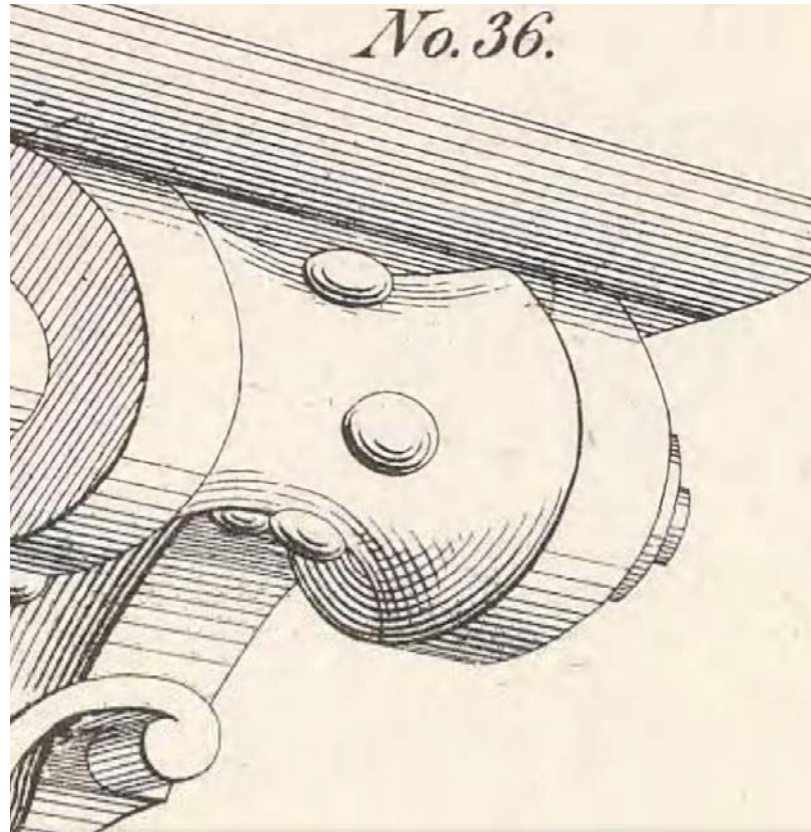


A cast-iron structure was easy and quick to erect in comparison with a masonry building, and it was also cheaper. (A cast-iron building could also be easily dismantled and re-erected elsewhere.) Essentially the pieces were an early form of prefabrication; they were cast in multiple units which could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



St. Louis Ironworks Catalog

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

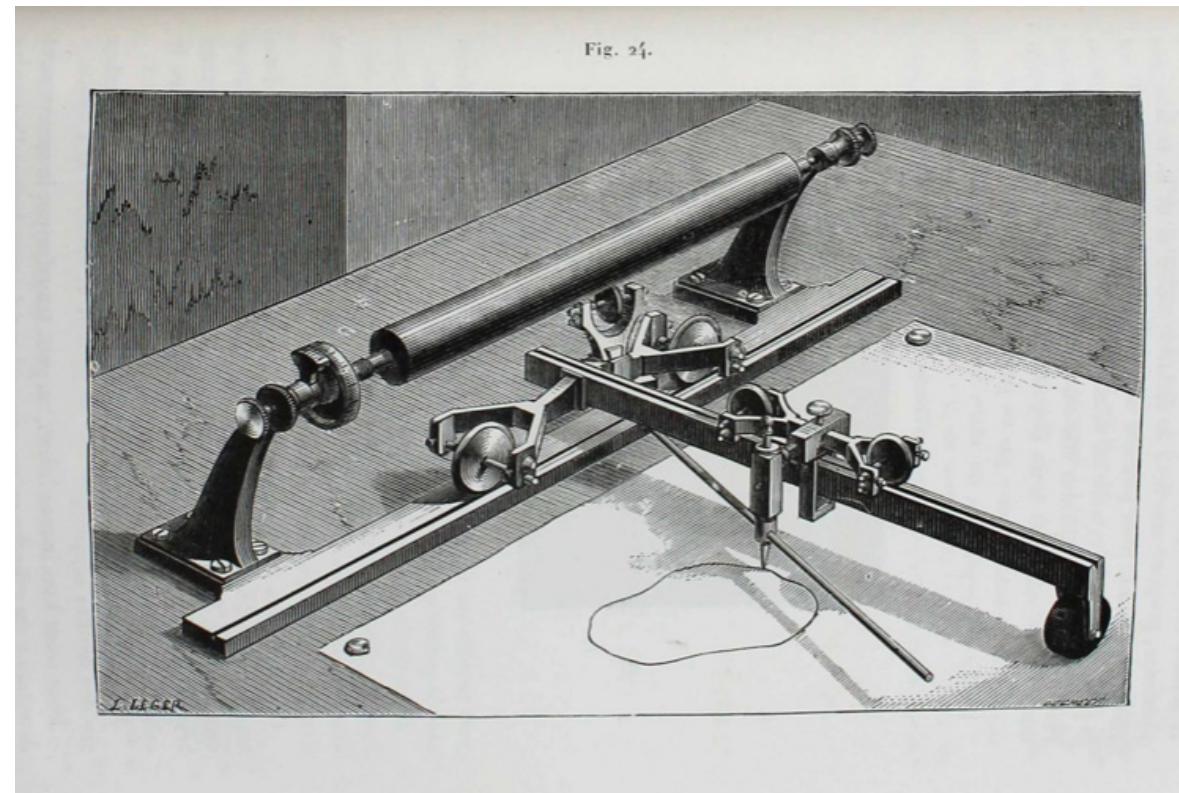


Badger's Catalog, Designs for Storefronts

19TH CENTURY MACHINED PATTERNS



1886 Two silver dollar bank note with roulette curves

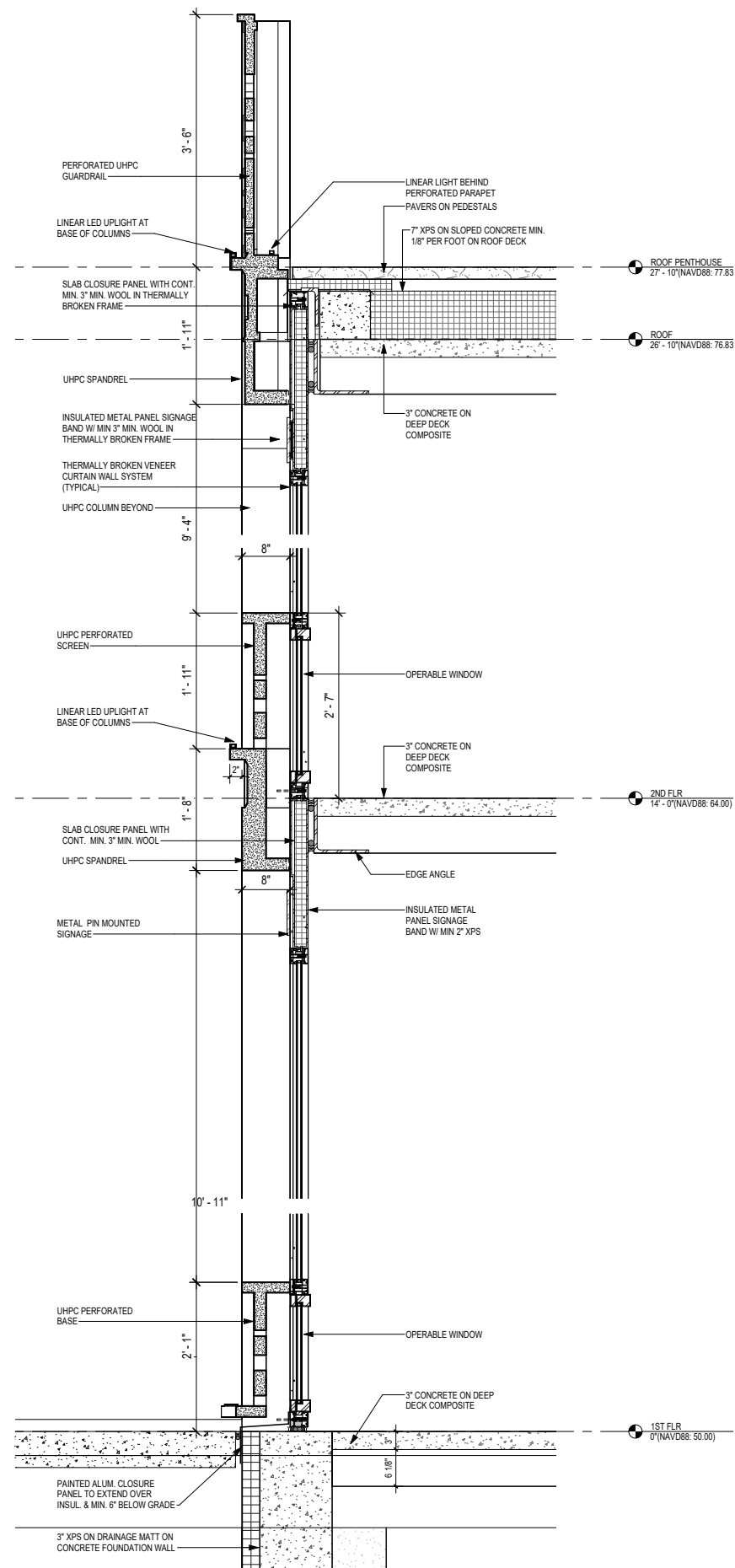
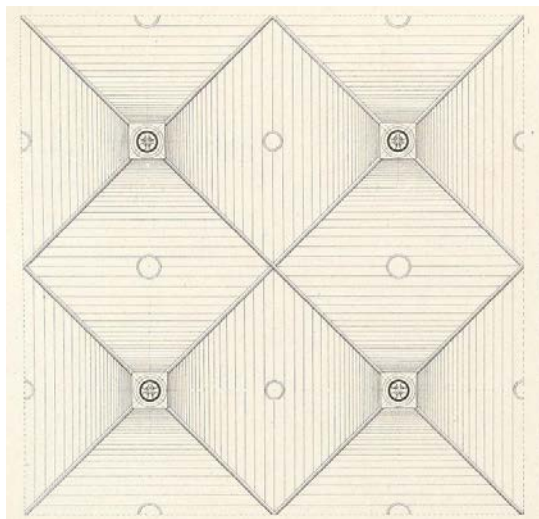
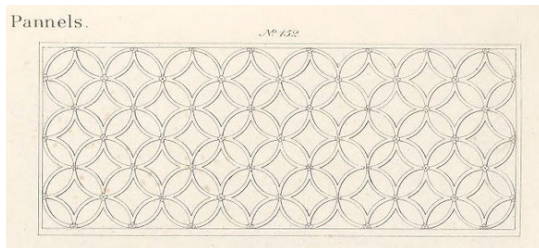
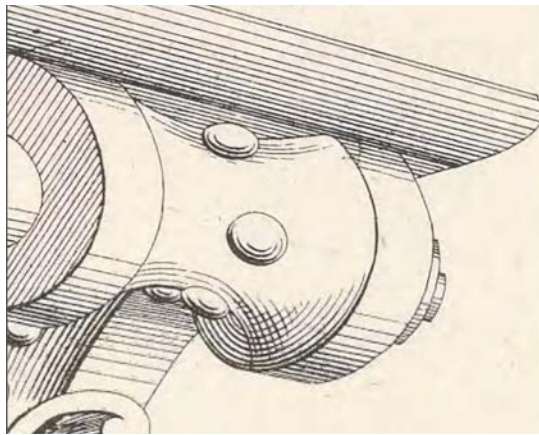
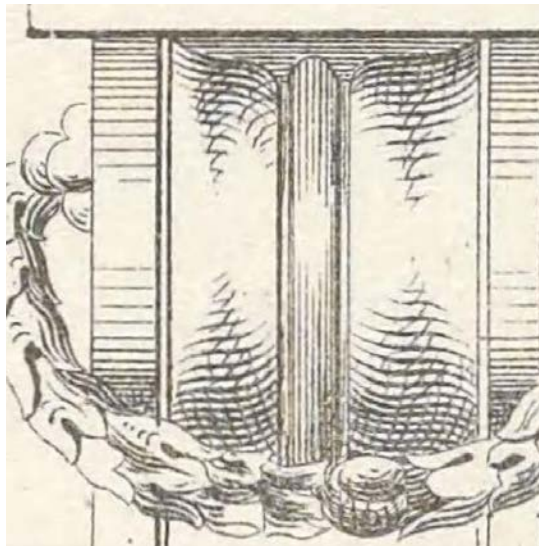


1886 Integraph by Bruno Abdank-Abakanowicz



1840 British postage stamp with graphic produced by Rose Engine





Typical wall section

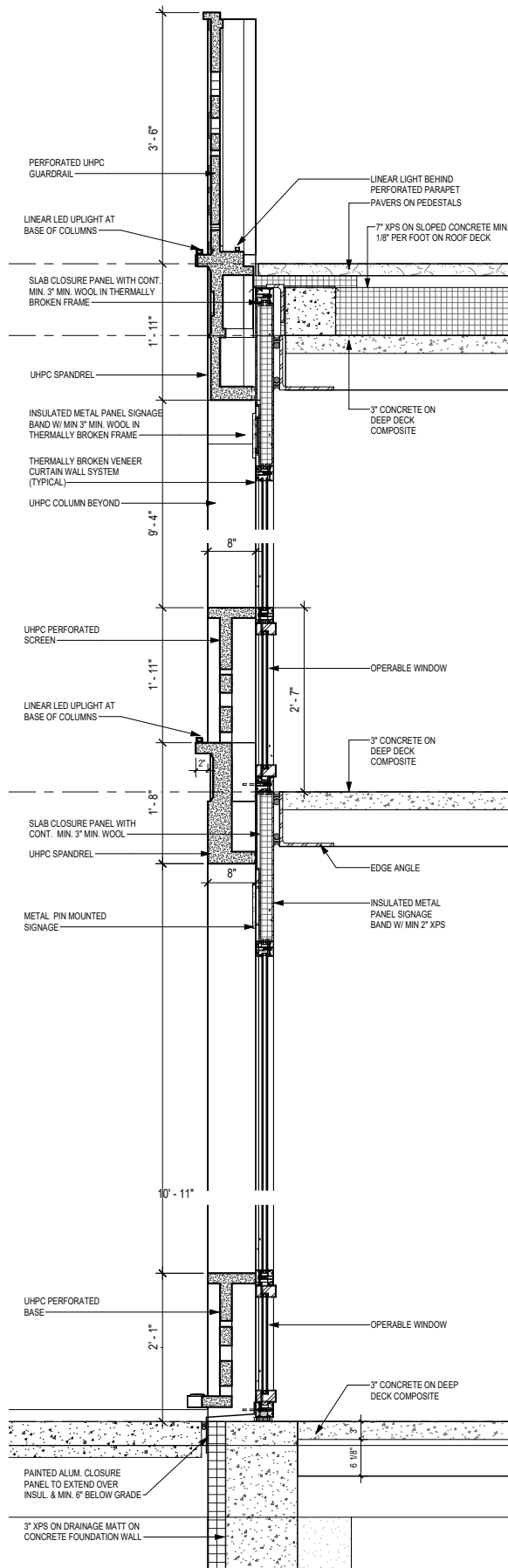


Preliminary rendering of Spring Street facade

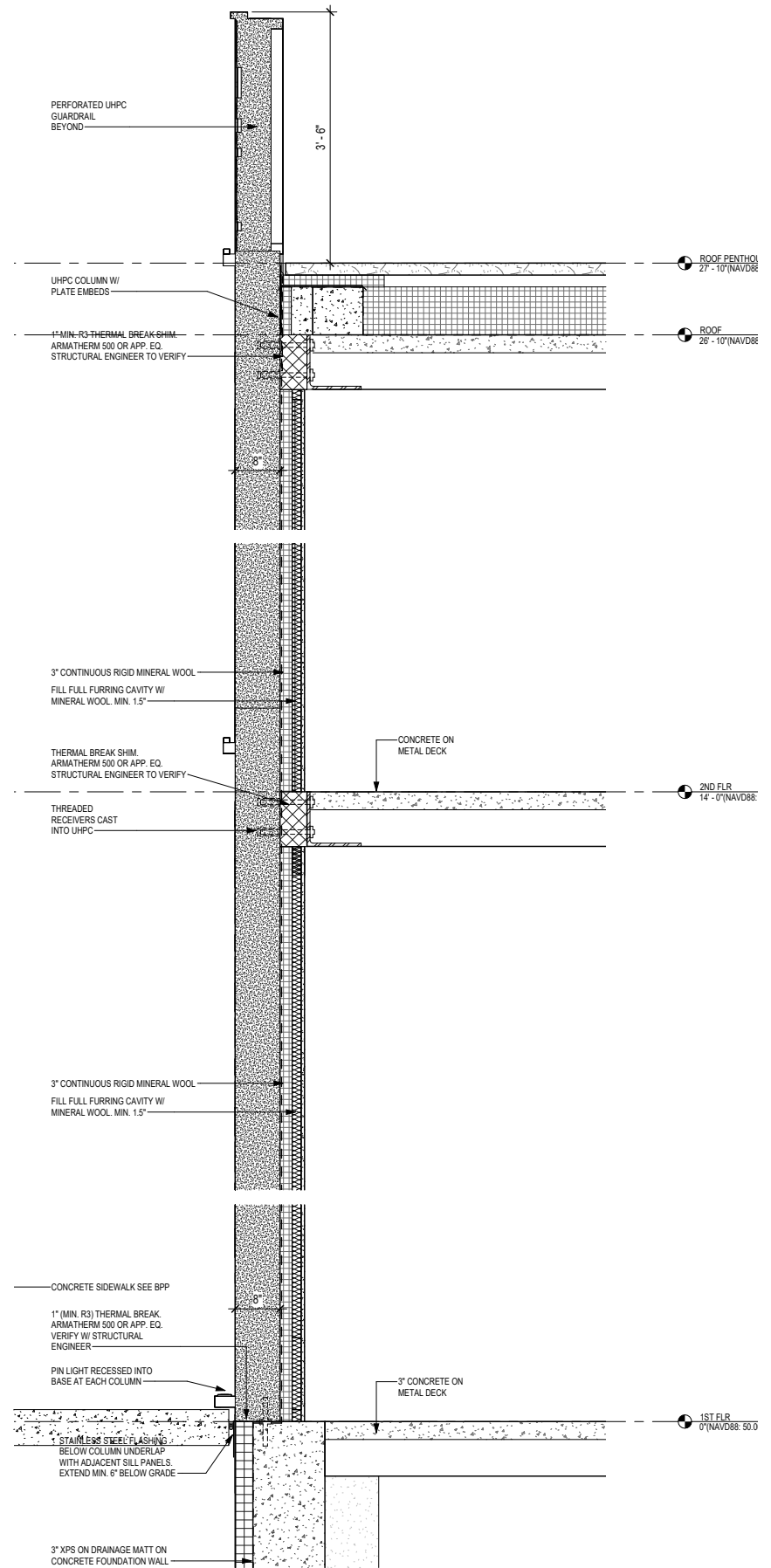
Historic cast iron patterns to be used for UHPC surface texture



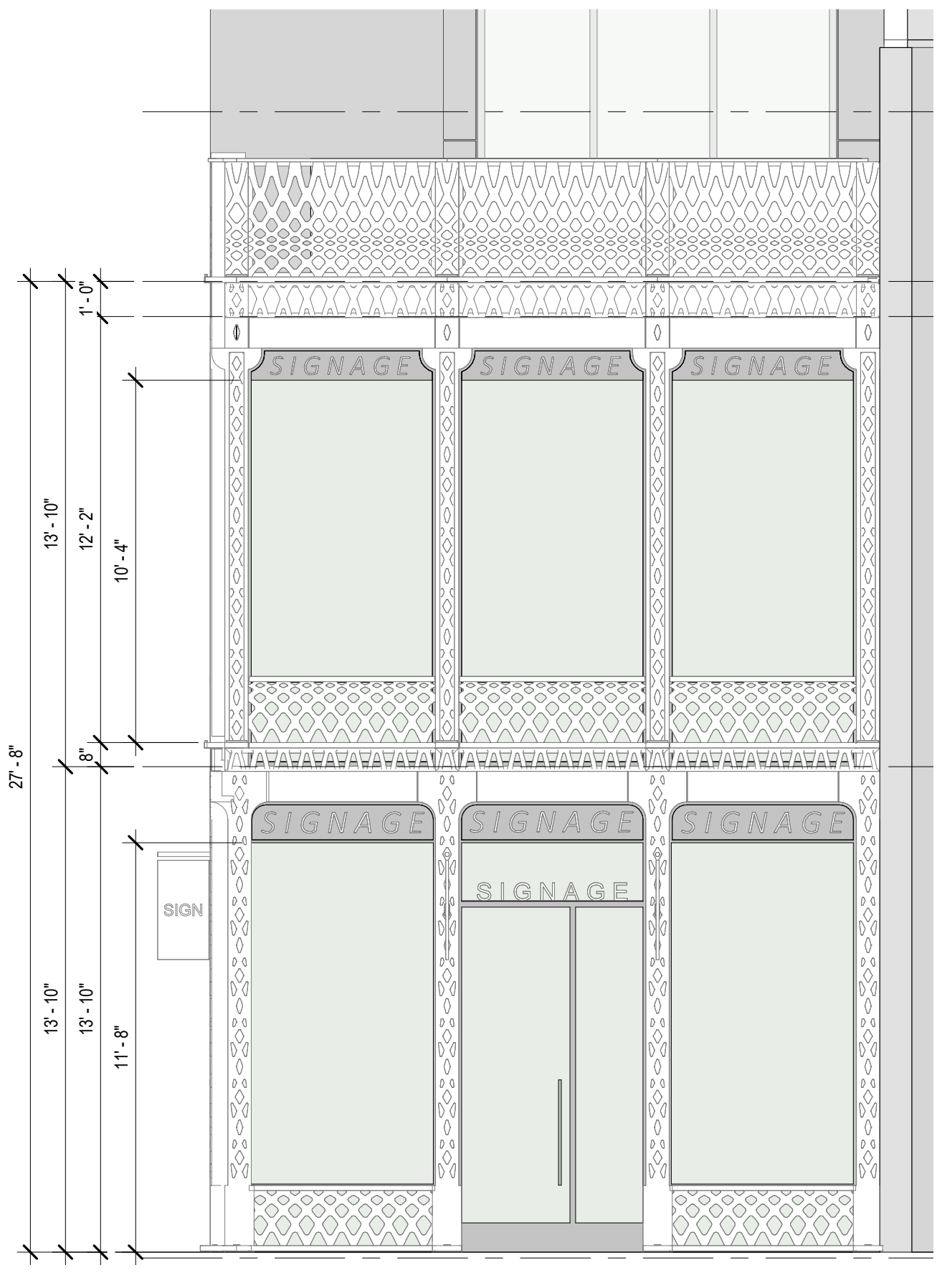
Preliminary rendering of Wooster Street facade



Typical wall section



Typical UHPC column section



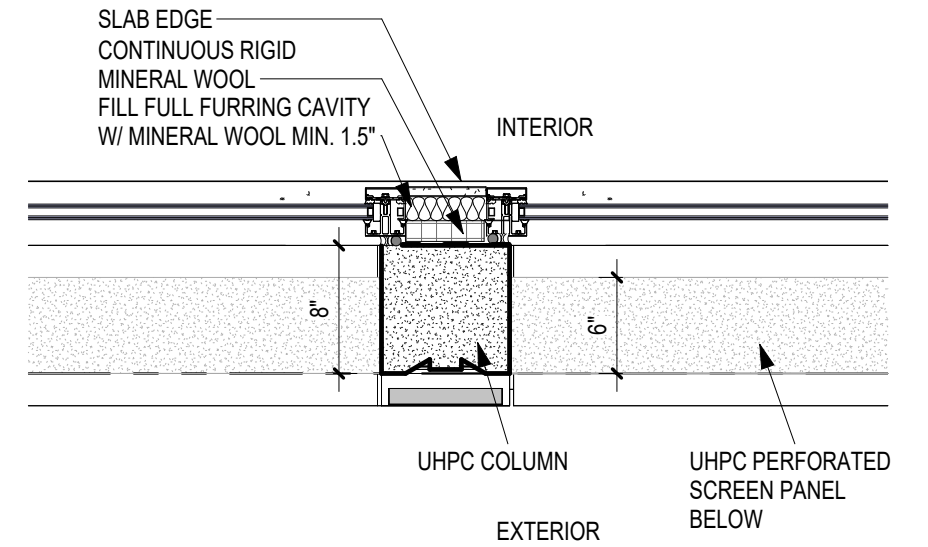
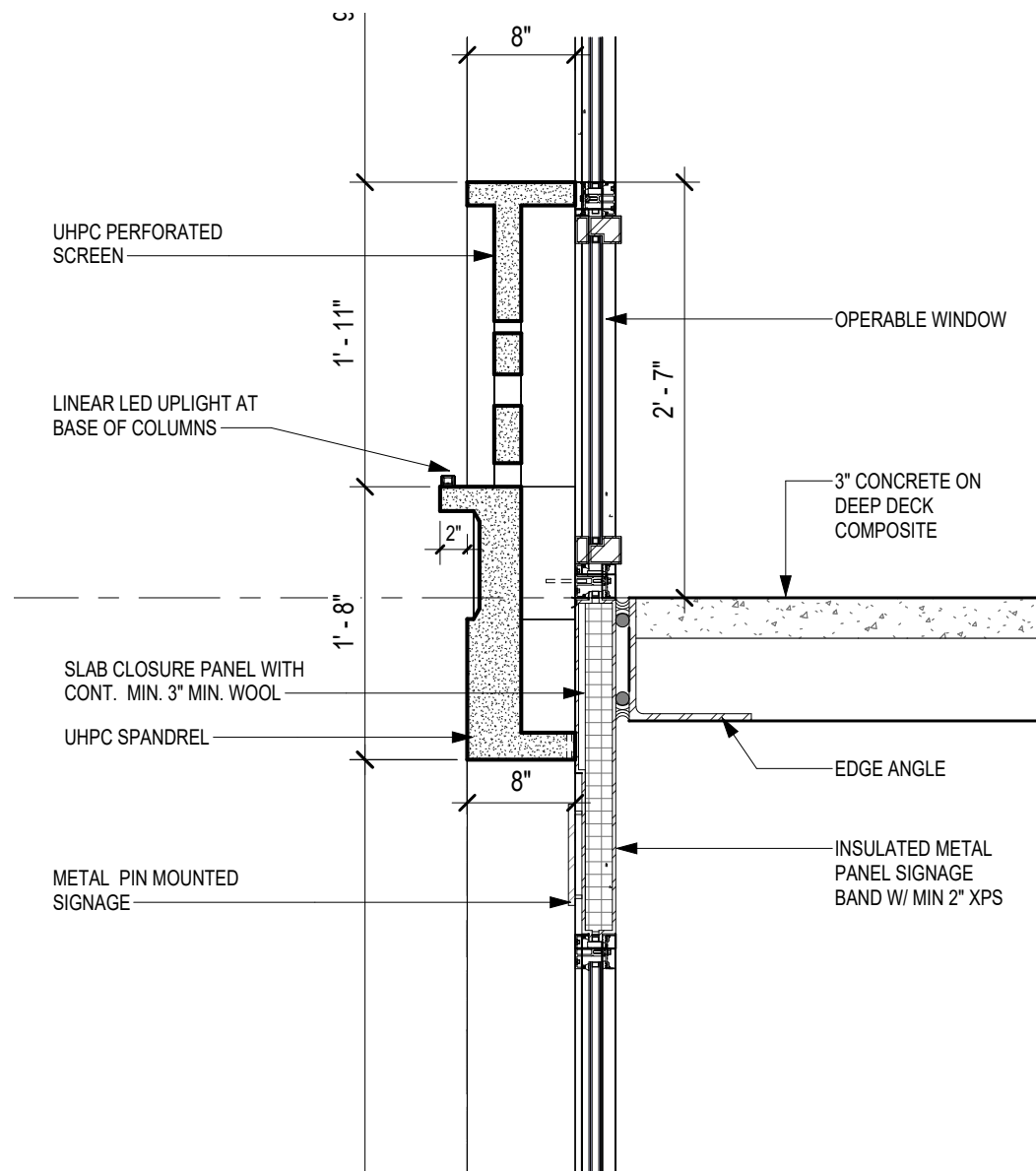
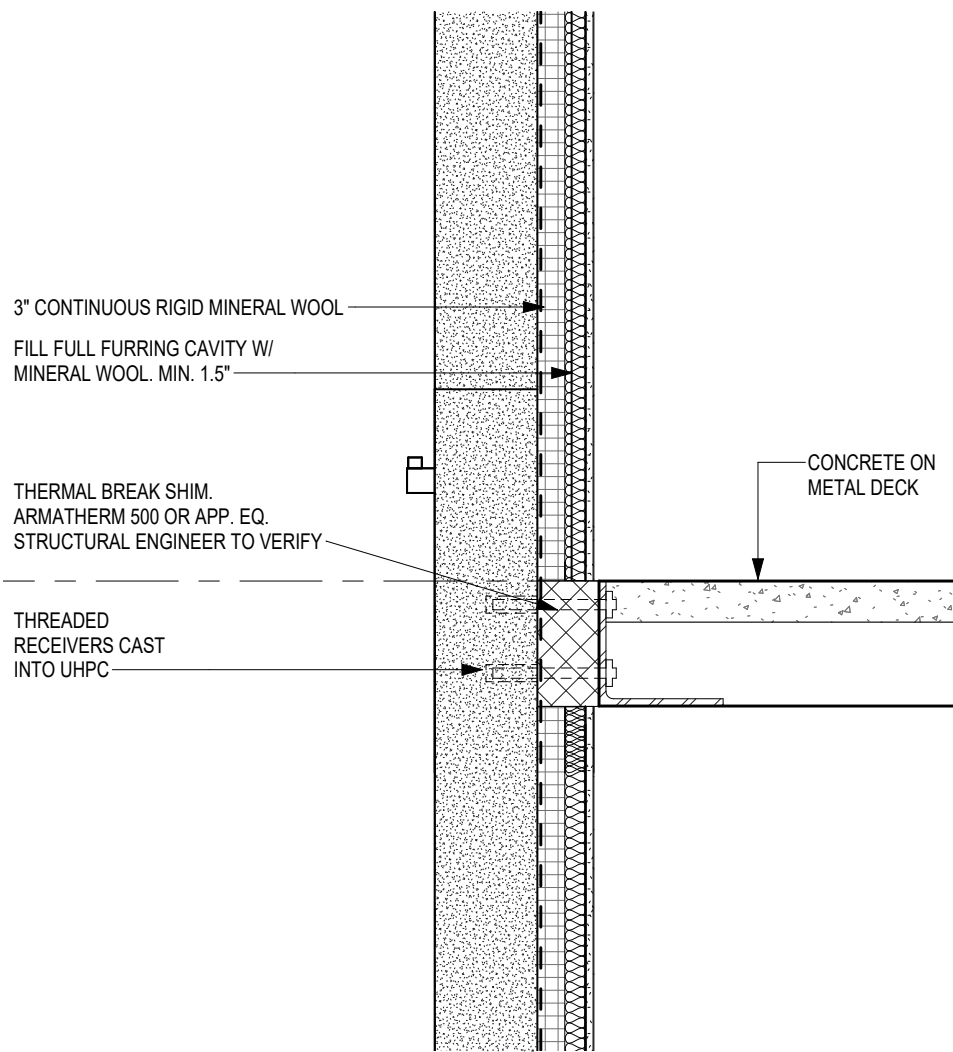
North elevation

T.O ROOF PARAPET
32' - 8" (NAVD88: 82.67)

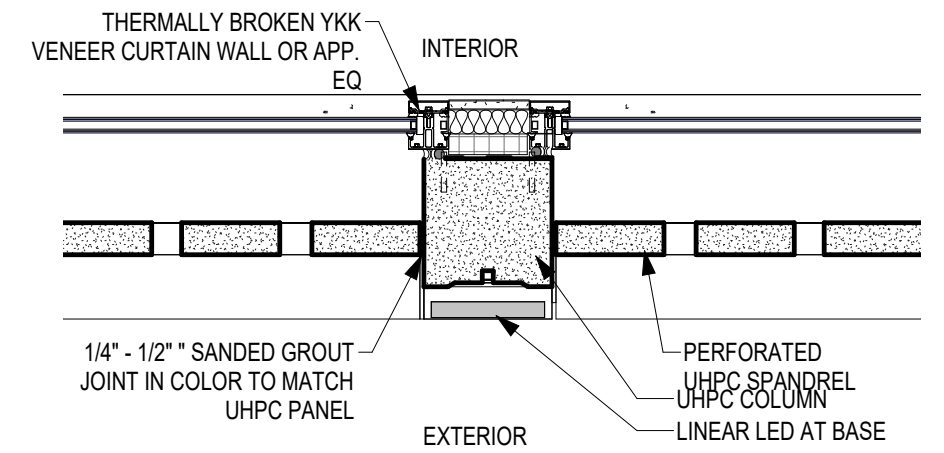
ROOF PENTHOUSE
27' - 10" (NAVD88: 77.83)
ROOF
26' - 10" (NAVD88: 76.83)

2ND FLR
14' - 0" (NAVD88: 64.00)

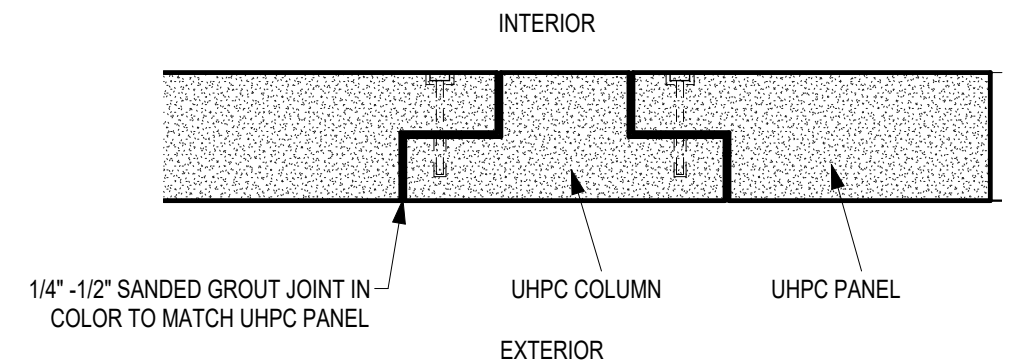
1ST FLR
0' - 0" (NAVD88: 50.00)



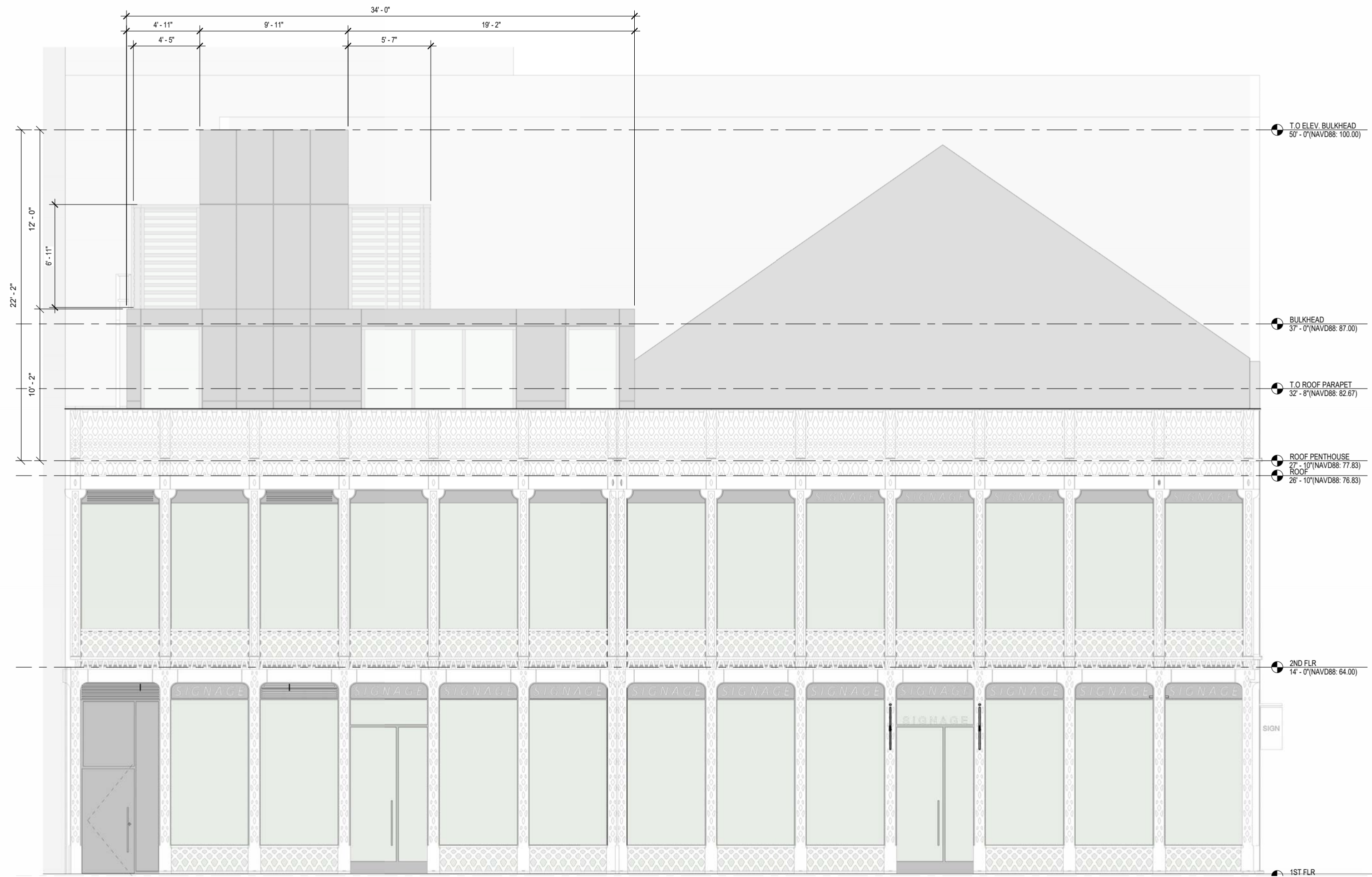
TYPICAL COLUMN DETAIL



TYPICAL SPANDREL PLAN DETAIL



TYPICAL COLUMN TO SPANDREL JOINT DETAIL



East elevation



101SpringStreet



101 Spring Street

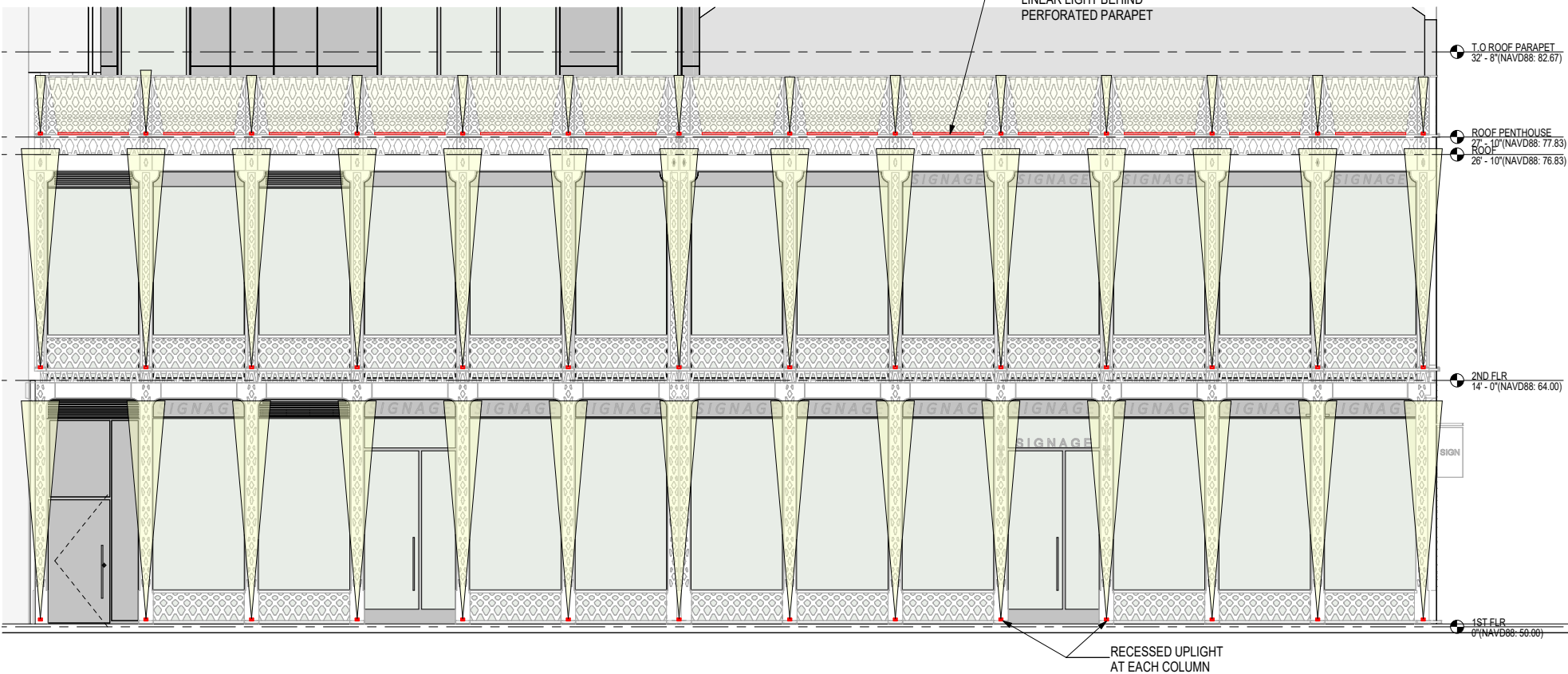


Facade color palette examples

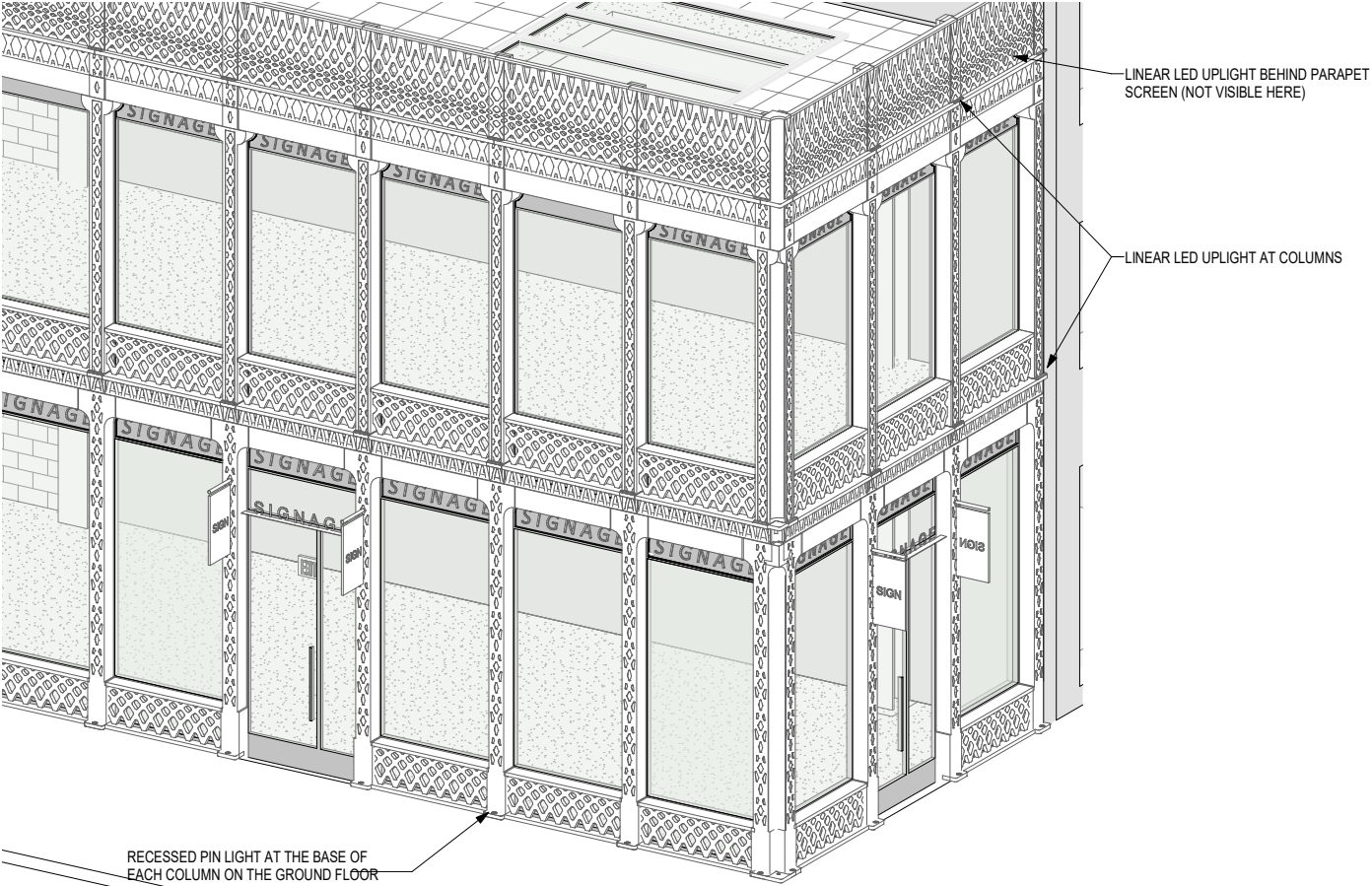


1:2 scale model of proposed facade design

PROPOSED EXTERIOR LIGHTING



Elevation showing proposed exterior lighting



Sketch of proposed exterior lighting

Inground Outdoor Accent Light

By: Kichler

Product Options

Finish: Centennial Brass

Details

- For use with existing landscape system
- PVC sleeve included to prevent corrosion

Dimensions

Fixture; Height 3", Diameter 2", Weight 0.64Lbs

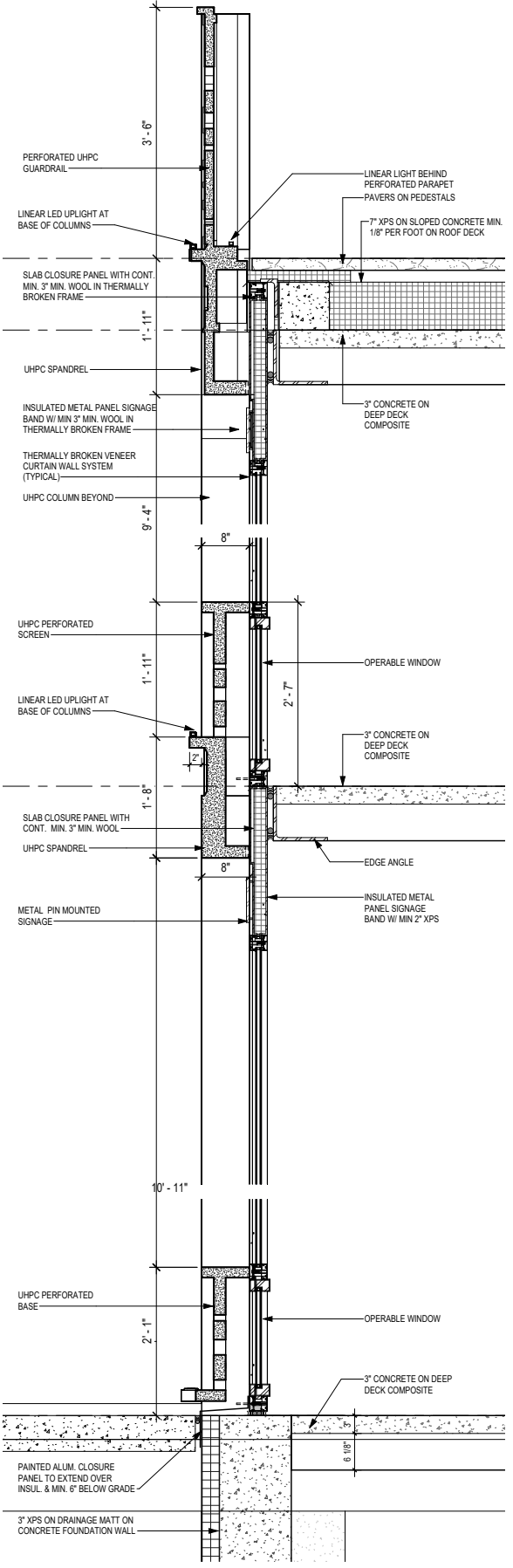
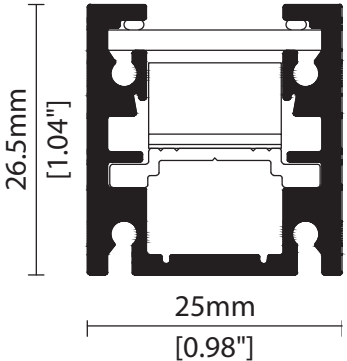
LUMENS
Call Us (877) 445-4486



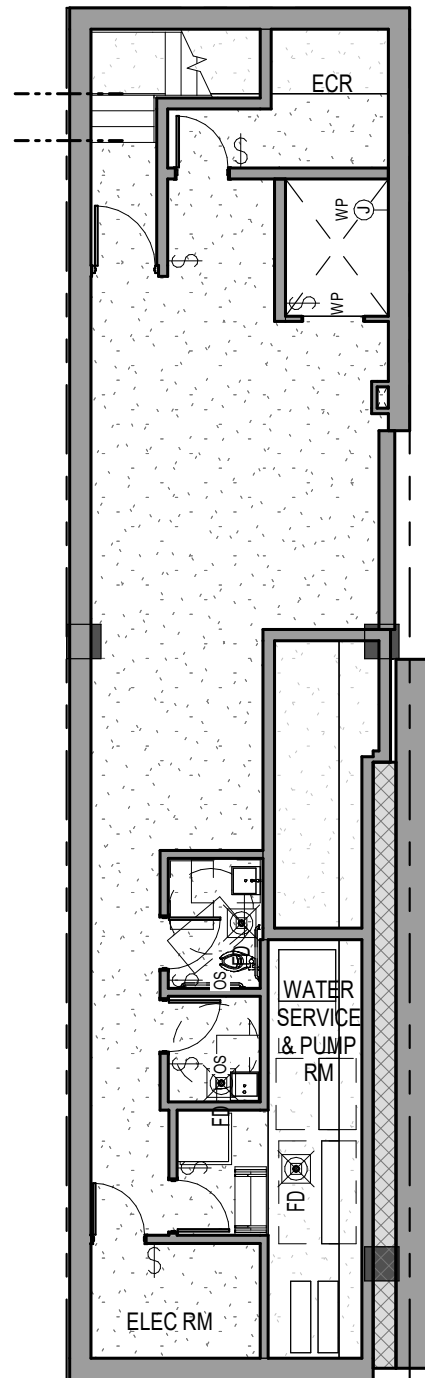
LED PIN LIGHT AT BASE OF GROUND FLOOR COLUMNS



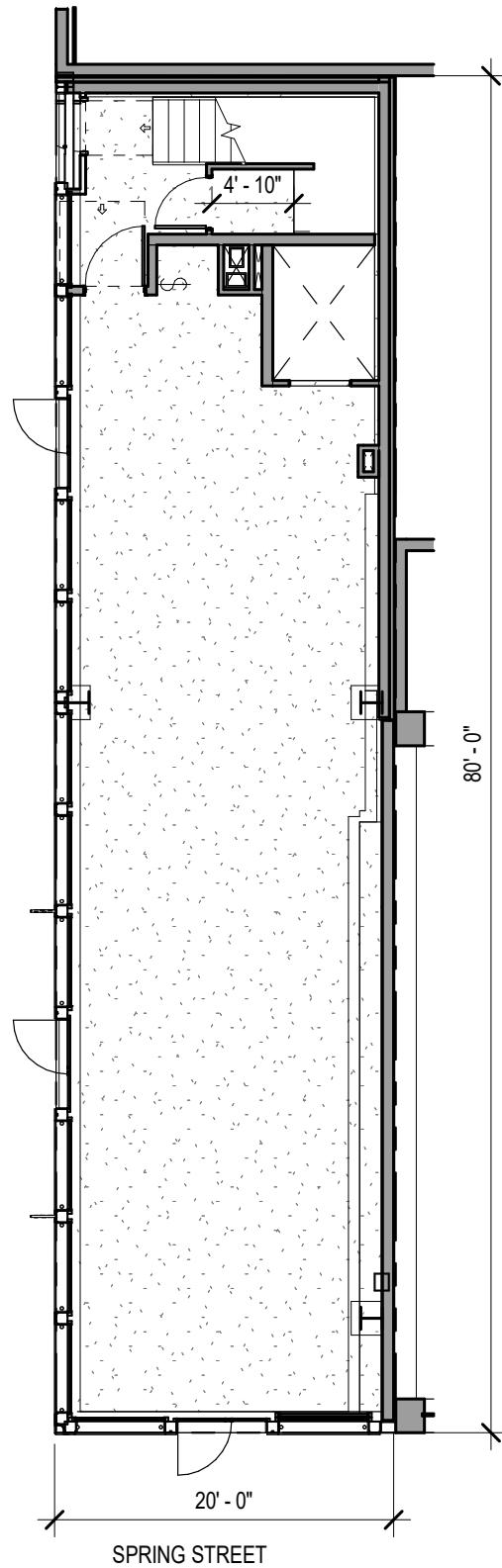
LINEAR LED UPLIGHT



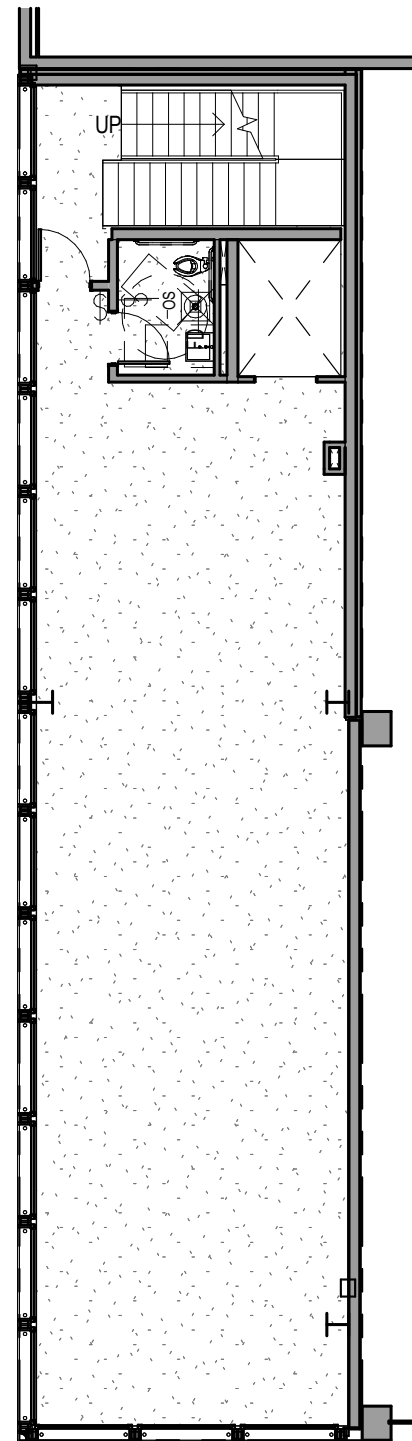
Typical wall section with exterior lighting



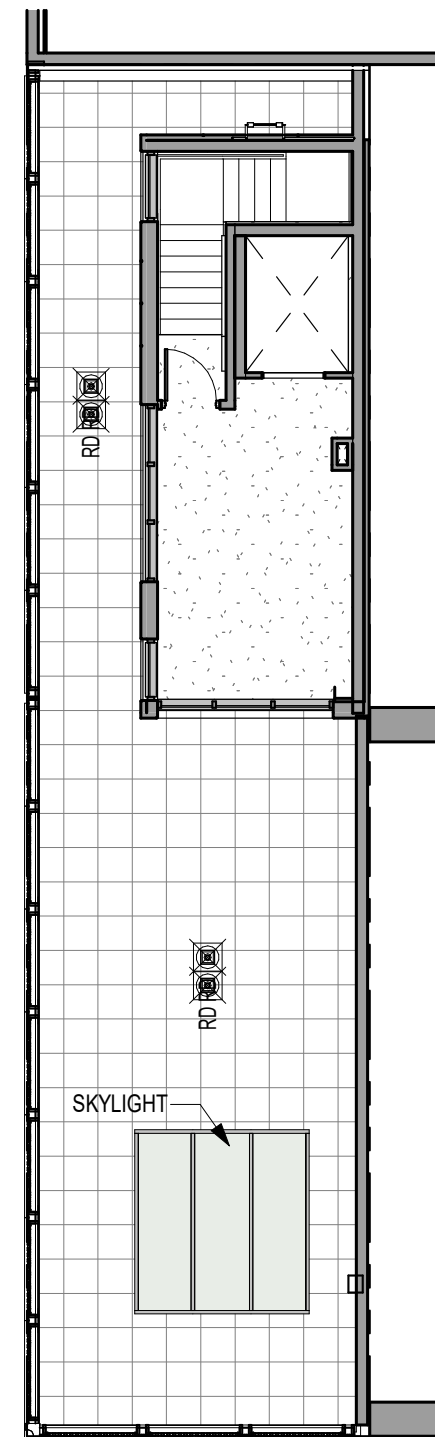
0 CELLAR PLAN
3/32" = 1'-0"



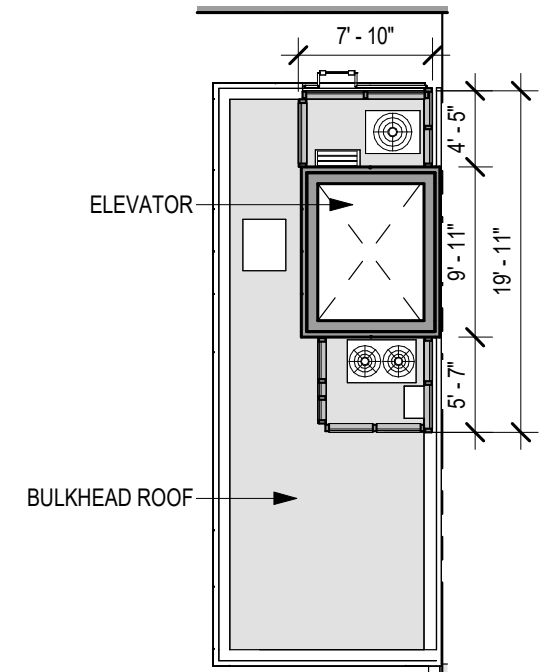
1 1ST FLOOR PLAN
3/32" = 1'-0"



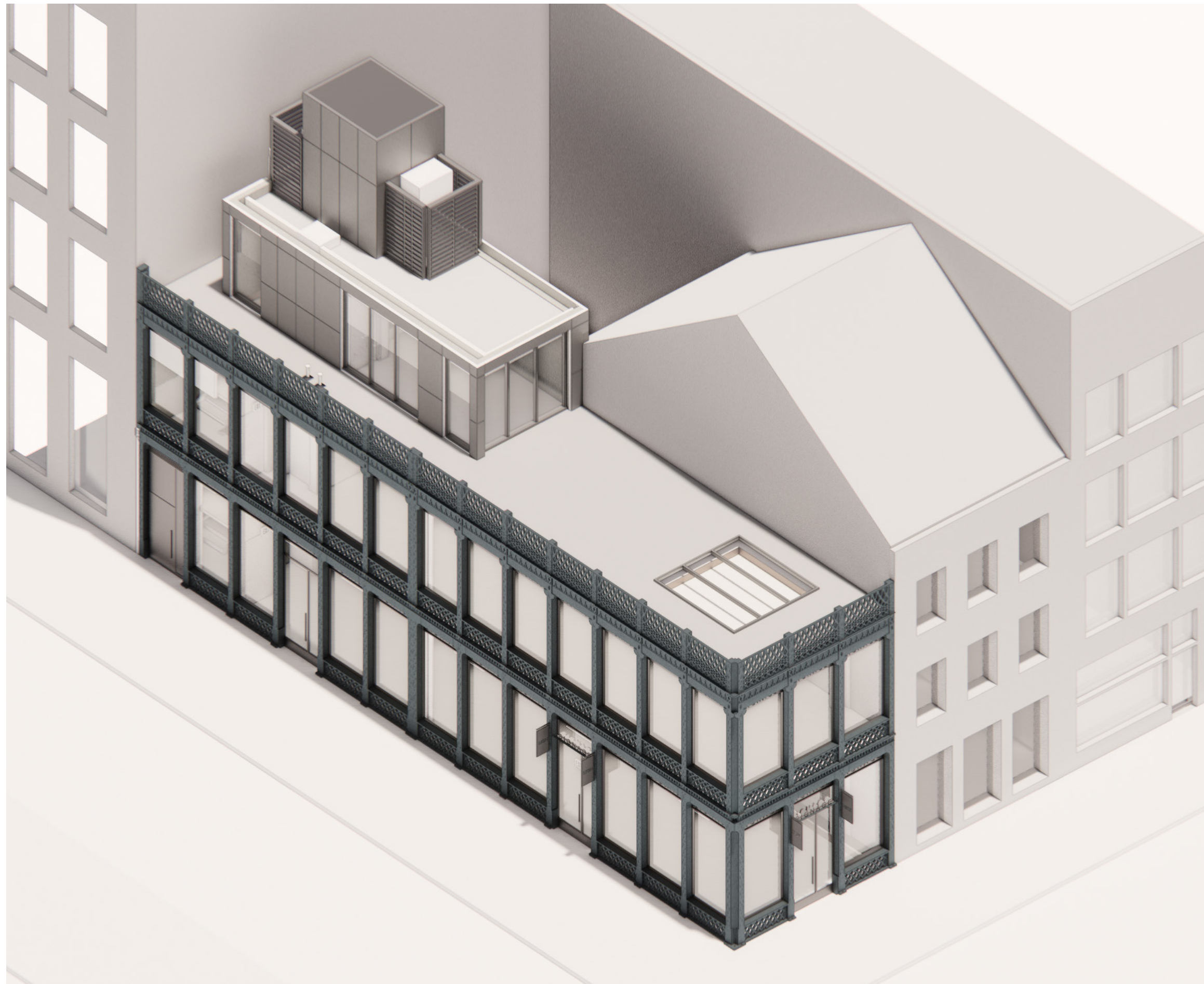
2 2ND FLOOR PLAN
3/32" = 1'-0"



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



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





APPENDIX



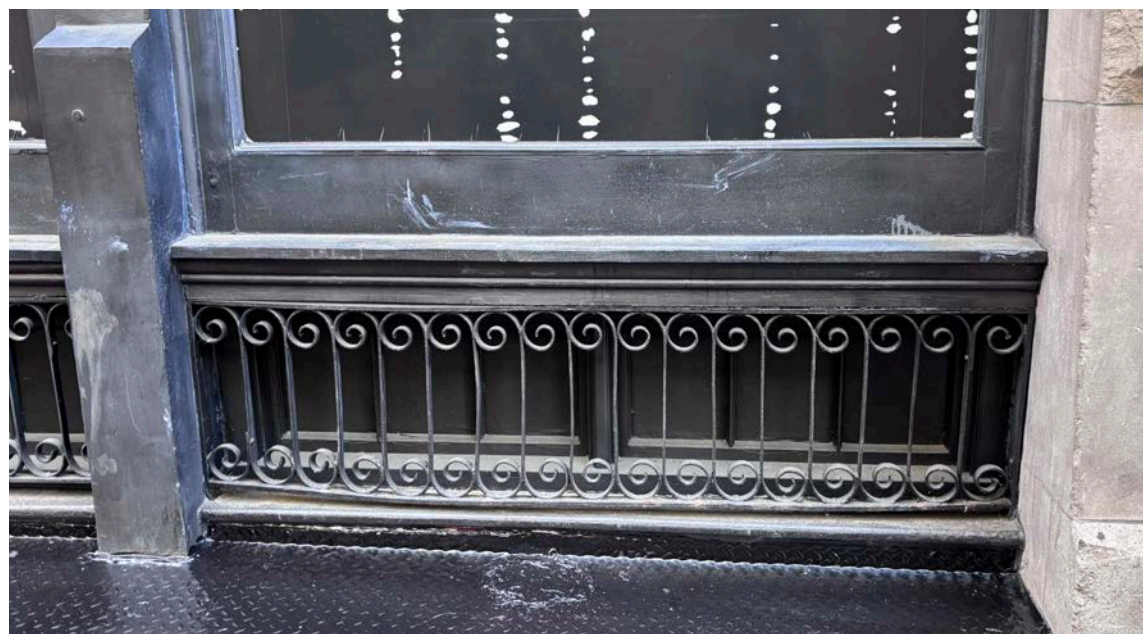
120 WOOSTER



77 WOOSTER



84 WOOSTER



139 SPRING



101 SPRING

DARK STOREFRONTS ON WOOSTER



LOOKING NORTH UP WOOSTER BETWEEN SPRING AND BROOME



LOOKING SOUTH DOWN WOOSTER BETWEEN SPRING AND PRINCE

MULTI-COLOR STOREFRONTS



120 WOOSTER



104 WOOSTER



80 WOOSTER



111 WOOSTER



106 SPRING



106 SPRING



134 SPRING



109 SPRING



Signage at 91 Wooster Street



Signage at 93 Wooster Street



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



PERMIT
CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 08/25/16	EXPIRATION DATE: 9/16/2020	DOCKET #: 185306	COFA #: COFA 19-2359
ADDRESS: 144 SPRING STREET <u>HISTORIC DISTRICT</u> SOHO-CAST IRON		BOROUGH: MANHATTAN	BLOCK/LOT: 487 / 29

Display This Permit While Work Is In Progress

ISSUED TO:

Ralph Bartel
144 Spring Street LLC
c/o Moore Stephens Limited
PO Box 743, Suite 5 Wintergardens 4
Waterport, Gibraltar

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 16, 2014, following the Public Meeting and Public Hearing of June 3, 2014, voted to approve certain alterations at the subject premises, as put forward in your application completed on May 8, 2014, and as you were informed in Status Update Letter 16-2713 (LPC 15-0708), issued September 18, 2014. This approval will expire on September 16, 2020.

The work approved consists of constructing a new steel-and-glass building, featuring structural glass panels and vertical joints with projecting bead-blasted stainless steel elements and enframing facing Spring Street and Wooster Street, with recessed entrances, consisting of paired doors and transom at Spring Street and single-leaf door and side light at Wooster Street, metal signage at the transom of the Spring Street entrance, a stainless-steel rainscreen system at the secondary west elevation, and stair bulkhead, mechanical equipment enclosed by metal screens, and stainless steel railings at the roof, as shown in historic and existing condition photographs, color renderings, photo montages, and drawings dated June 3, 2014 and September 16, 2014, prepared by Bohlin Cywinski Jackson, submitted as components of the application, and presented at the Public Hearing and Public Meetings. The proposal, as originally presented, called for wider glass panels at the recessed portion of the Spring Street façade, flat stainless steel elements enframing the building, signage above the Spring Street entrance, and glass railings at the roof.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District designation report describes 144 Spring Street as a parking lot. The Commission further noted that the SoHo-Cast Iron

Historic District is characterized by a range of 19th-century building types, including former residential buildings from the early-19th century and larger commercial buildings from the second half of the 19th century, all featuring a range of materials including full cast iron, full masonry and some mix with cast iron and masonry. The Commission also noted that the surrounding streetscapes feature a mix of surviving and altered Federal wood-frame rowhouses ranging in three to five stories at Spring Street and large cast iron, store and loft buildings ranging in four to six stories on Wooster Street.

With regard to this proposal, the Commission found that constructing a new building on this parking lot will provide a termination to this block and will strengthen the streetscapes at this corner site; that the height and overall volume of the new building will relate well to the scale of the Spring Street and Wooster Street blockfronts; that the plane of the proposed building's Spring Street and Wooster Street facades will align with the facades of the adjacent properties, thereby reinforcing the street wall, a consistent feature of the streetscapes; that the building will be constructed on a very narrow corner lot, an anomaly in this historic district and therefore, this site-specific design is limited to this unique location in the historic district; that, in addition to the 19th-century store and loft buildings, there are a variety of other building types in this district, such as one- and two-story garages and taxpayers, Federal houses, and 1930s and later-20th-century commercial buildings, which in some cases are also either a site-specific response or zoning-responsive design, and therefore, the new building will fit into this category of building types; that the minimalist glass-and-metal design of the building will employ the latest structural engineering methodologies in construction and assembly and therefore, recall the evolution of these materials in this historic district, which illustrates the evolution of building technologies, from frame house to masonry load bearing construction and to cast iron assemblies which strived for transparency by encompassing large areas of glass; that a level of articulation and texture will be achieved through this advanced technology utilizing repetitive panels of structural glass, recessed behind the stainless steel enframing that wraps the building, with vertical joints at both façades; that the projecting bead blasted stainless steel at the top and base of the building, and at the reveal on the Spring Street façade, will frame the glass facades and will recall the depth, detail and layering found on buildings of varying types and styles within this historic district; that the minimalist metal signage, consisting of lettering located within the Spring Street entrance, will be non-illuminated simple in design and integral to the building's design; and that the placement, materials and finish of the stair bulkhead and mechanical equipment, located at the southwestern area of the roof, will help to minimize its presence on the roof and blend in with the surrounding roofscape. Based on these findings, the Commission determined that the proposed work to be appropriate to the SoHo-Cast Iron Historic District, and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

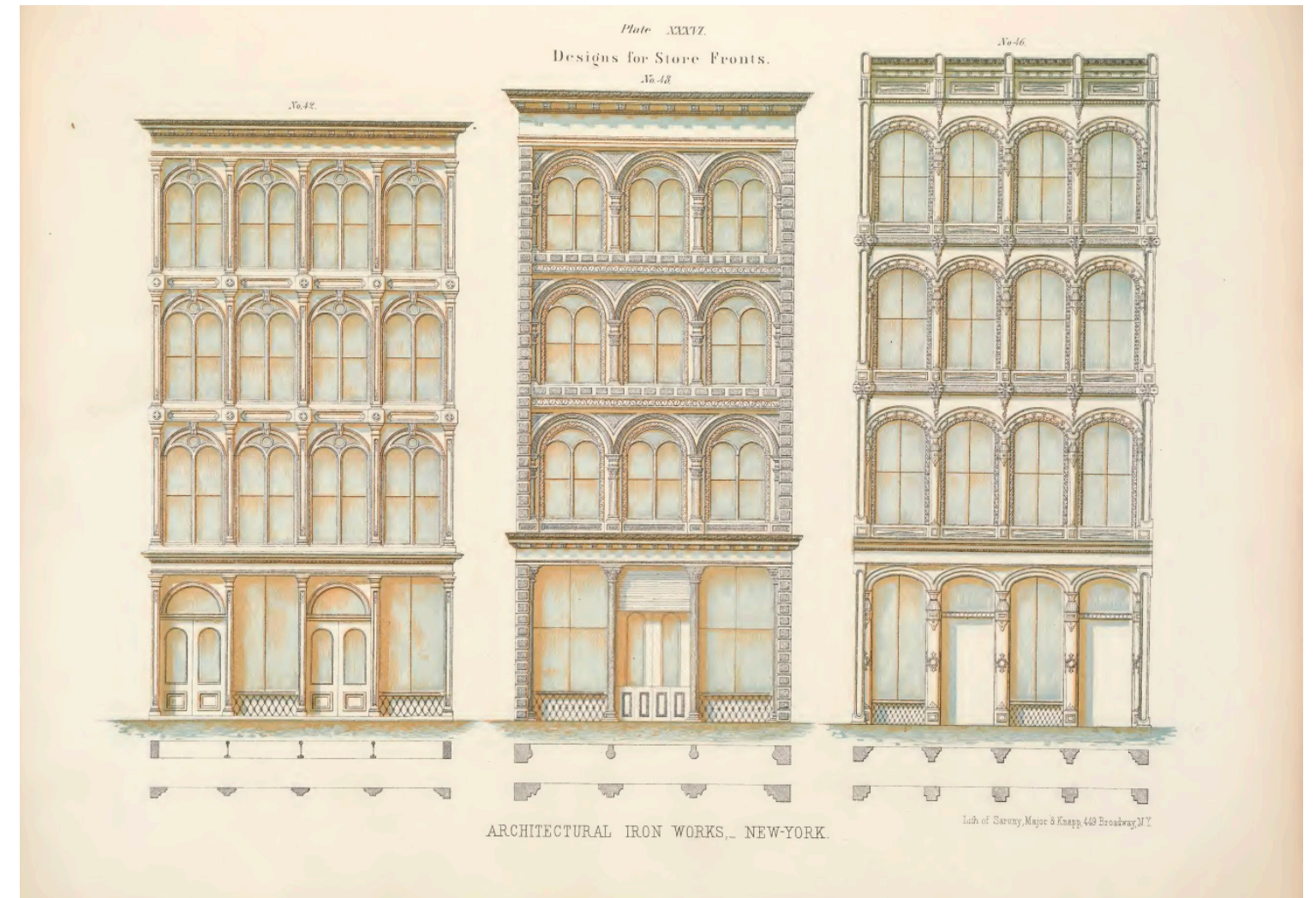
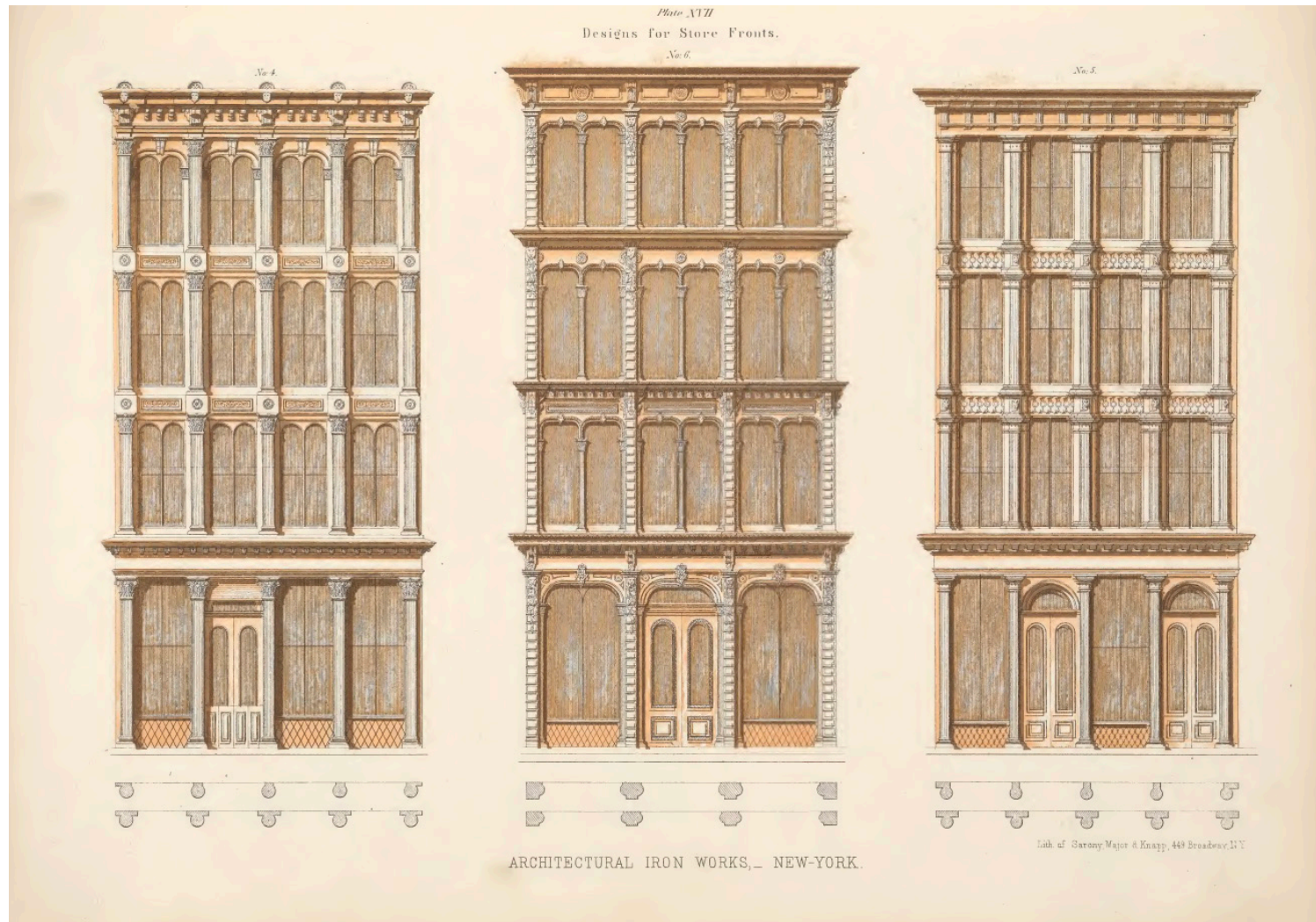
Subsequently, on May 3, 2016, the Landmarks Preservation Commission received final revised drawings T-001.00, T-002.00, T-003.00, Z-100.00, Z-101.00, C-100.00, G-001.00 through G-004.00, G-100.00, A-001.00, A-020.00, A-100.00, A-101.00, A-104.00, A-107.00, A-200.00, A-201.00, A-202.00, A-300.00 through A-304.00, A-400.00, A-500.00 through A-504.00, A-510.00, A-520.00 through A-523.00, A-601.00, A-610.00, A-611.00, A-620.00 through A-625.00, A-630.00, A-631.00, A-640.00, A-642.00, A-700.00, A-701.00, A-702.00, A-703.00, A-705.00, A-706.00, A-800.00, A-801.00, A-802.00, A-900.00, A-901.00, A-910.00, EN-102.00 and EN-103 last dated April 15, 2016, signed and sealed by Frank W. Grauman, R.A.; EN-101.00, EN-104.00, M-100.00, M-101.00, M-200.00 through M-203.00, M-300.00 through M-303.00, M-600.00, M-700.00, M-800.00, P-001.00, P-101.00 through P-104.00, P-500.00, P-510.00, P-520.00, P-530.00, P-600.00, P-700.00, E-001.00, E-002.00, E-003.00, E-100.00 through E-103.00, E-200.00 through E-203.00, E-500.00 and E-600.00 last dated April 15, 2016, signed and sealed by Gary H. Pomerantz, P.E.; S-

Page 2
 Issued: 08/25/16
 DOCKET #: 185306

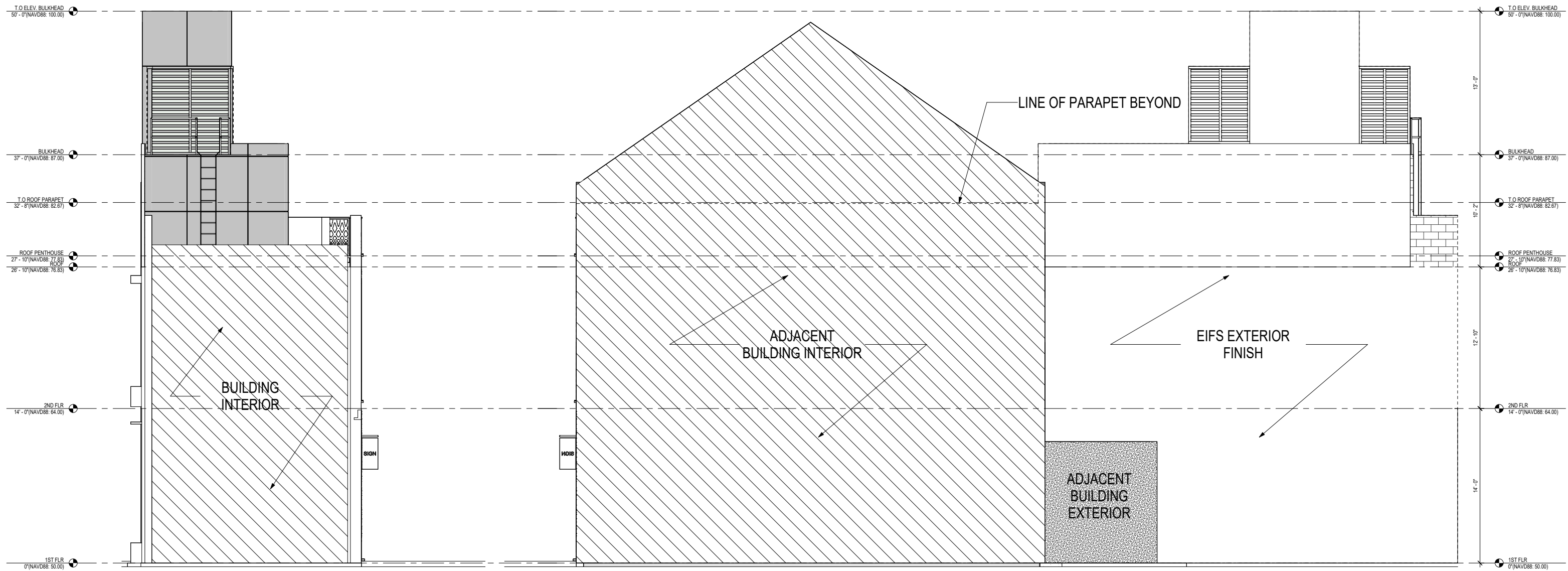


Ca. 1940 view of Spring Street elevation west of Wooster (NYC Municipal Archives)

CAST IRON - STRUCTURAL AND EXPRESSIVE INTEGRITY



Badger's Catalog, Designs for Storefronts



South elevation

West elevation