



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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JEFFREY LEFRANCOIS
Chair

JESSE R. BODINE
District Manager

February 10, 2023

Sarah Carroll, Chair
Landmarks Preservation Commission
David N. Dinkins Municipal Building, 9th Floor North
1 Centre Street
New York, NY 10007

Re: Proposed canopy alteration at 413-435 West 14th Street

Dear Chair Carroll:

On the recommendation of its Chelsea Land Use Committee, at its regular Board meeting on February 1, 2023, Manhattan Community Board No. 4 (CB4), by a vote of **40** in favor, **0** opposed, **0** abstaining and **1** present but not eligible to vote, **voted to recommend approval for a proposal to replace existing retractable canopies with permanent metal and glass canopies at 413-435 West 14th Street in the Gansevoort Market Historic District.**

Background

Originally known as the Gillen Building, for its developer, this twelve-bay concrete building on the northside of the block between Ninth and Tenth Avenues was constructed in 1913-14 during a major phase of development of the district for market uses. The building received a fourth-floor addition above its four eastern bays in 1922. This Arts and Crafts style building, despite some alterations, contributes to the historically mixed architectural character and varied uses of the Gansevoort Market Historic District. This building further contributes to the visual cohesion of West 14th Street in that it is one of three buildings designed by architect James S. Maher, who was also a partner in its development.

A certificate of Appropriateness was issued for a rooftop addition, canopy at building entrance, and signage in 2017. In 2018 another Certificate of Appropriateness was issued for signage under the canopy, which was subsequently removed, and a minimally visible rooftop pergola.

The Application

The proposed new canopy will run the full length of the façade and will be in keeping with the full-length canopy of the building's historic past. Historic, intact anchors for tie backs currently exist at every pier of the façade and will be reused to suspend the proposed new canopy. The existing four non-historic retractable awnings located at the four Westernmost bays, will be

removed, and replaced with a canopy constructed from painted black steel and laminated, corrugated glass to allow light to penetrate and enhance the pedestrian experience. Existing blade signs will sit underneath the canopy. The canopy will be pitched toward the building to allow water to drain into the piers which will connect to the building's existing stormwater drainage system.

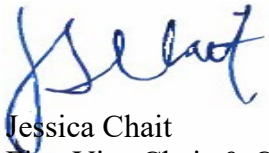
There will be signage at the leading edge of the canopy with stainless steel pin letters contained within the front edge. The signage will be up lit to backlight the steel when the lettering is seen in profile. There will be one downlight at the building face located in the canopy facing down, and one light sitting on the canopy pointing up to highlight the stucco piers.

Recommendations

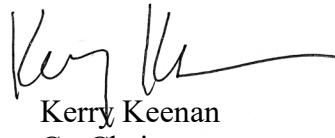
The applicant has stipulated that individual storefront signage will be consistent with little to no disruption across the property exterior. We further ask that the applicant enhance the greening of the block, including the protection of existing trees, tree canisters and planters. The applicant has agreed to investigate bird remediation and the possibility of using corrugated solar panels or glass panels with embedded solar cells in an effort to build with sustainability in mind, if in keeping with the historic appropriateness of the building and the streetscape. We thank the applicant for all of these considerations.

We support the application in its intent to restore the historic condition of the building canopy to the full building length, including the removal of the existing retractable canopy. We find the application is appropriate as the proposed metal and glass canopy was typical of such buildings in this district during its function as a market building. We agree that the application will restore the property closer to its historic form and will enhance the street experience for pedestrians. Additionally, the canopy will increase visual cohesion, helping to return to the streetscape a signature feature of the historic Gansevoort market that existed for so many years.

Sincerely,



Jessica Chait
First Vice Chair & Co-Chair
Chelsea Land Use Committee



Kerry Keenan
Co-Chair
Chelsea Land Use Committee

cc: Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, City Council