



## **CITY PLANNING COMMISSION**

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January 7, 2009/ Calendar No. 18

N 090216 HKM

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**IN THE MATTER OF** a communication dated November 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 144 West 14th Street building (Block 609, Lots 1101 and 1102), by the Landmarks Preservation Commission on November 18, 2008 (List No. 407/LP-2315), Borough of Manhattan, Community District 2.

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Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission of the subject property, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements and any plans for the development, growth, improvement or renewal of the area involved.

The building located at 144 West 14th Street is a seven-story structure located on the south side of West 14<sup>th</sup> Street , approximately 170 feet east of Seventh Avenue. The building serves as the Manhattan campus of the Pratt Institute.

The building was constructed in 1895-96 and designed by Brunner & Tryon. Arnold Brunner began his career in the office of George B. Post, architect of many notable buildings in NYC including the NY Stock Exchange and the Williamsburgh Savings Bank. During the mid-1890s, the firm designed a series of commercial buildings in Manhattan, reflecting the influence of the World's Columbian Exposition in Chicago and the rise of the City Beautiful movement.

144 West 14th Street is a grandly-proportioned Renaissance Revival-style loft building. The structure is faced with limestone, tan brick and terra cotta. The street facade is articulated through a series of

monumental arches, and embellished with classical details. Since its completion, many commercial tenants have occupied various floors, including R. H. Macy's, which produced flags and silk underwear here, and Epiphone, a leading manufacturer of stringed instruments. In 1941, the noted American jazz guitarist Les Paul assembled a "solid-body" electric guitar in the company's workshop; it became the prototype for many electric guitars played today. Pratt Institute acquired the building in 1999.

The landmark site is located in a C6-2A district. With an allowable FAR of 6.02, the maximum allowable floor area is 77,694 square feet. The building at 144 West 14th Street currently contains 83,169 square feet or 6.4 FAR. Since the landmark site is built above the allowable floor area ratio, there are no development rights which may be available for transfer pursuant to Section 74-79 of the Zoning Resolution.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvements or plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

**AMANDA M. BURDEN, FAICP, Chair**  
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