



Date:	5/23/2017
LPC Docket #:	LPC-19-10930
LPC Action:	Approved
Action required by other agencies:	
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 31 Bond Street

**Borough:** Manhattan

**Block:** 529      **Lot:** 25

**Historic District:** NoHo Historic District Extension

**Description:** A Renaissance Revival style store and loft building designed by DeLemos & Cordes and built in 1888-89. Application is to remove the existing fire escape and replace storefront infill.

### COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the architectural and historic character of the NoHo East Historic District Extension.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that the proposed work will not damage or destroy any significant historic fabric;
- that the work will bring the proposed storefront infill closer to its historic appearance, although it will include two entrances rather than one;
- that the existing cast-iron piers and transom window sills will be incorporated into the proposed design;
- that the slightly recessed entrances, the paired doors and bulkhead are in keeping with typical storefront configurations found at buildings of a similar age and style, and that the historic special transom windows will be recreated;
- that the existing fire escape is not original to the building and does not possess any decorative detailing or design;
- and that the fire-escape removal will bring the building's primary façade closer to its original historic appearance, as shown in historic documentation, and will allow for needed repairs to the façade.

### VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy

8-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy

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