



Date:	10/25/2016
LPC Docket #:	18-3292
LPC Action:	Denied
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 23 Commerce Street - aka 53-57 Barrow Street

Borough: Manhattan

Block: 587 **Lot:** 46

Historic District: Greenwich Village Historic District

Description: An apartment house designed by Somerfield & Steckler and built in 1908-09. Application is to legalize the installation of storefront infill, awnings and a bracket sign and modifications to steps, without Landmarks Preservation Commission permit(s).

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 Greenwich Village Historic District.

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

- that the pressed glass and multi-light windows of the storefront infill which was replaced without Landmarks Preservation Commission permits was a significant layer of historic fabric added over time;
- that the materials, configuration and details of the existing storefront infill do not sufficiently recall those of the historic storefront infill;
- that the scale of the display windows does not relate well to the intimate scale of the streetscape;
- that the white marble white steps were a significant historic feature of the building, and their replacement in modern black granite, a material that does not relate well to the historic materials palette of the building, detracts from the historic character of the building;
- and that the work has diminished the special architectural and historic character of the building and the streetscape.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Michael Devonshire, John Gustafsson, Kim Vauss, Jeanne Lutfy

7-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, M.Devonshire, J.Gustafsson, K.Vauss, 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