



Date:	11/21/2017
LPC Docket #:	LPC-19-17090
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 170 Bleecker Street

Borough: Manhattan

Block: 526 **Lot:** 64

Historic District: South Village Historic District

Description: A Greek Revival style rowhouse built c. 1835 and later altered by Francis Y. Joannes and Maxwell Hyde in 1921. Application is to replace and modify storefront infill and install signage.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials, and details are among the features that contribute to the significant architectural and historic character of the South Village Historic District.

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

- that the work will not remove any significant architectural features;
- that the new infill, featuring wood framing and paneling, glass block bulkheads, and clear glass display windows, will replicate aspects of historic ground floor infill at buildings of this type, style, and age in terms of its overall proportions, predominance of transparency, and basic compositional elements, and will return the storefront closer to its historic height;
- that the proposed white and light green finish, used at both the Bleecker Street and Sullivan Street facades, will help to unify the building's base;
- that the temporary voids, which will be created when the bi-fold doors are open at the Bleecker Street façade, will be moderate in size and will not disrupt the solid to void ratio at the building's base;
- that the proposed location of the bracket sign relates to the retail tenant space it serves and will be installed at the modern signband so that the lowest portion of the sign is at least ten (10) feet above the sidewalk;
- and that the design and materials of the proposed bracket sign, featuring metal with green painted lettering, are in keeping with the materials palette of the building.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Kim Vauss

7-0-0

In Favor = M.Srinivasan, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, K.Vauss

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