



Date:	1/9/2018
LPC Docket #:	LPC-19-18995
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 320 West 13th Street

Borough: Manhattan

Block: 627 **Lot:** 43

Historic District: Greenwich Village Historic District

Description: A loft building designed by William H. Dewar, Jr. and built in 1912. Application is to alter loading bays and install storefront infill.

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 APPROVED the proposal, finding:

- that the historic Horatio Street loading bays were previously altered by the installation of storefront and service entry infill and bulkheads, and therefore the proposed work, including removal of non-original infill, will not eliminate any significant architectural features of the building;
- that the new storefront infill will be simply designed and recessed within the loading bays, featuring large steel-framed display windows, entries and transoms with clear glass, and paneled beige brick bulkheads matching existing masonry at the base of the building, thereby reinstating the transparency of the historic loading bays in a manner consistent with the design and materiality of the building;
- that the paneled brick bulkheads will recall the size, position and rhythm of basement awning windows at adjacent bays, and will be consistent with the simple treatment of solid bulkheads found at traditional raised loading bays at similar buildings;
- that the type and overall amount of signage consisting of painted tenant signage at the returns of the piers and vinyl window signage will not be excessive nor detract from the architectural features of the building;
- and that the proposed work will not diminish the special architectural and historic character of the building or the Greenwich Village Historic District.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, John Gustafsson, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

9-0-0

In Favor = M.Srinivasan, F.Bland, D.Chapin, W.Chen, M.Devonshire, J.Gustafsson, K.Vauss, J.Lutfy, A.HolFord Smith

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