



Date:	8/8/2017
LPC Docket #:	LPC-18-0720
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 32 2nd Avenue

Borough: Manhattan

Block: 443 **Lot:** 8

Historic District: East Village/Lower East Side Historic District

Description: A Renaissance Revival style courthouse designed by Alfred Hopkins and built in 1917-19. Application is to construct rooftop and side yard additions, and install signage.

COMMISSION FINDINGS

The Commission NOTED that the style, scale, materials and details of the building are among the features that contribute to the special architectural and historic character of the East Village/Lower East Side Historic District. Staff further notes that the building was originally conceived as a 14-story "skyscraper type" courthouse and jail, but that the plans were scaled back in 1917 by the architect Alfred Hopkins, resulting in the existing 3-story structure. In 1979, the building was acquired by the Anthology Film Archives, and converted into a theater through alterations designed by Raimund Abraham and Kevin Bone.

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

- that the construction of the proposed rooftop addition, penthouse addition, bulkhead, and side yard addition, will not eliminate or cause damage to any significant architectural features of the roof or building;
- that the proposed one and a half story height of the rooftop addition will result in a building of a height that relates successfully to the streetscapes on both 2nd Street and 2nd Avenue, which feature a variety of building heights;
- that the proposed addition will be slightly set back from the projecting cornice of the historic courthouse building, thereby distinguishing the massing of the addition from that of the historic building;
- that the tripartite design of the proposed addition relates proportionally to composition of the historic façade, and allows the historic building to remain legible;
- that the design, materials and color palette of the proposed addition, featuring coated copper panels, a glazed clerestory, small square windows, and a metal mesh screen hung from a corten steel parapet, will contrast with yet will be harmonious with the facades of the historic building;
- that the design of the side yard addition on 2nd Avenue, composed of a stepped, five-story glass curtain wall, will be deeply set back from the plane of the historic building and located within an existing alleyway, and therefore will not conceal or detract from any significant architectural features of the building;
- that the façade of the side yard addition, featuring curved glass panels and steel framing, will recall the materials and configuration of the historic arch-headed double-height steel windows at the 2nd story of the courthouse building;
- that the penthouse, metal-clad rooftop stair bulkhead and mechanical equipment set behind a louvered screen, will be minimally visible from the north on 2nd Avenue, and be in keeping with other rooftop accretions found within this district;
- that removal of the brick infill and installation of copper panels at the arched windows at the 2nd floor of the 2nd Street façade, will not result in the removal of significant historic fabric, and will allow the interior space to function as a theater;
- that the proposed illuminated poster box signage will be installed at the same location of the existing signage on the ground floor, and will not overwhelm the building or detract from the streetscape;
- and that the proposed work is supportive of the adaptive reuse of this building as a cultural institution and will enhance the special architectural and historic character of the East Village/Lower East Side Historic District.

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 =



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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