



Date:	10/11/2016
LPC Docket #:	18-1551
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 85-89 Jane Street

Borough: Manhattan

Block: 642 **Lot:** 70, 72

Historic District: Greenwich Village Historic District

Description: A stable and carriage house built c. 1885, now a garage and factory building; and a garage building built in 1919. Application is to alter the facades and construct rooftop additions.

COMMISSION FINDINGS

The Commission NOTED that the buildings' scale, materials, and details are among the features which contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission further noted that this block contains a mix of building styles and functions, reflecting the area's layers of development and mixed use through the later 19th and early 20th centuries.

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

- that the restoration of the existing building facades will retain the fenestration patterns and utilitarian features which are harmonious with other existing historic industrial buildings typically found throughout this portion of the historic district;
- that the existing buildings are utilitarian in nature, and were historically altered to accommodate changing industrial and commercial use, and therefore the presence of visible rooftop structures will be in keeping with the character and ongoing adaptive reuse of the buildings;
- that the scale and irregular massing of the rooftop additions and bulkheads, featuring variations in heights and façade planes, is consistent with utilitarian rooftop accretions found at historic industrial buildings in this district and on this block;
- that the simple design, materials, details, and fenestration patterns of the proposed street wall extension and rooftop additions, including masonry, steel, and glass, are in keeping with the utilitarian character of industrial buildings and rooftop accretions found in the historic district;
- that the contemporary use of metal-framed glazing and roman brick at the proposed street wall and additions will help to differentiate these accretions from the original buildings;
- and that the extension of the existing rear addition will not eliminate any significant features of the rear façade, and will not be visible from public thoroughfares to the north.

However, in voting to grant this approval, the Commission required:

- that the details for the cornice at 85 Jane Street be refined in consultation with staff.

VOTE:

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

7-2-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, K.Vauss, J.Lutfy

Oppose = M.Devonshire, J.Gustafsson

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