



Date:	2/14/2017
LPC Docket #:	LPC-18-5336
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 11-19 Jane Street

Borough: Manhattan

Block: 616 **Lot:** 32

Historic District: Greenwich Village Historic District

Description: A garage building constructed in 1921. Application is to demolish the existing building and construct a new building.

COMMISSION FINDINGS

Staff notes that this block of Jane Street between Greenwich Avenue and West 4th Street features a wide variety of building types, ages and styles, including converted stable buildings, 19th century rowhouses, flats buildings and 20th century apartment buildings.

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

- that the existing garage is located outside of the concentration of garage buildings along the west side of the district, is anomalous in terms of its height, long street frontage, scale and fenestration, and the garage typology is not a characteristic feature of this streetscape or historic district, therefore the demolition of the building will not detract from the streetscape or special architectural and historic character of the district;
- that this block of Jane Street features a variety of building heights, from large apartment buildings to rowhouses, and the five-story street wall height of the proposed building fits into this context;
- that there is a variety of floor to ceiling heights in the buildings on this block, resulting in irregular fenestration patterns on other buildings, therefore the proposed scale of the fenestration and irregular hierarchy blends into this context;
- that the simple, paired casement windows with masonry mullions relate harmoniously to the overall modern and restrained façade design;
- that the materials and color palette of the building, including brown panelized roman brick and brownstone tinted concrete is compatible with the materials palette of the streetscape, which is predominantly brick with stone trim;
- that the large recessed entrance at the ground floor is in keeping with the scale of the building and will not overwhelm the streetscape;
- that the presence of full height French doors with Juliet balconies at the second floor establishes a Piano Nobile which relates well to the 19th century apartment houses and rowhouses with parlor levels characteristic of the historic district;
- that the setback penthouse and rooftop bulkhead are simple in design and are visible primarily in incidental views and obliquely from the north and south;
- and that the visible portions of the lot line facades are simply articulated and solid, which is in keeping with the appearance of secondary facades in the district.

HOWEVER, THE COMMISSION REQUIRED:

- that the applicant work with staff to finalize the details of the design

VOTE:

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

8-0-0

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

Oppose =

Abstain =

Recuse = F.Bland



Date:	2/14/2017
LPC Docket #:	LPC-18-5336
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

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