



Date:	11/29/2016
LPC Docket #:	19-3315
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 464-480 Hudson Street (aka 72-84 Barrow Street)

Borough: Manhattan

Block: 585 **Lot:** 1

Historic District: Greenwich Village Historic District

Description: An apartment house designed by Renwick, Aspinwall, & Tucker and built in 1925-26. Application is to legalize the installation of signage and alterations to the storefront without permit(s) and to install mechanical units in the side alley.

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. The Commission further NOTED that storefront infill within this historic district has been replaced and altered over time in a variety of styles and types, which is evident in the commercial character of portions of Hudson Street. Lastly, the Commission NOTED that Notice of Violation 16-0366 was issued on December 10, 2015, for "installation of signage ("Health and Harmony") at northernmost Hudson St. storefront without permit(s)," and Notice of Violation 16-0365 was issued on December 10, 2015 for "replacement of northernmost Hudson Street storefront without a permit."

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

- that the installation of additional framing and modification of storefront infill to accommodate display cases has not eliminated significant architectural features or historic fabric;
- that the storefront display window configuration and signage to be modified is consistent with other storefronts, signage and awnings located on the ground floor of the same building;
- that the proposed mechanical equipment will be installed in the side alleyway, setback from the street wall, and finished a light color to blend with surrounding brick, minimizing its visual impact as seen from the public thoroughfare through a tall fence;
- that the installation of the mechanical equipment will not damage or conceal any significant architectural features;
- and that the modified storefront display windows and the installation of mechanical equipment in the side alleyway will not detract from the special architectural or historic character of the building and the Greenwich Village Historic District.

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

- that the applicant work with staff to provide a finished appearance in the transom and to increase transparency in the display windows.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy

8-0-0

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

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