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| Date: | 5/17/2016 |
| LPC Docket #: | 16-0170 |
| LPC Action: | Approved |
| Action required by other agencies: | BSA, DOB |
| Permit Type: | CERTIFICATE OF APPROPRIATENESS |

Address: 25 Bleecker Street

Borough: Manhattan

Block: 529 **Lot:** 54

Historic District: NoHo East Historic District

Description: An altered multiple-dwelling originally built c. 1830 and altered in 1984. Application is to demolish the building and construct a new building.

COMMISSION FINDINGS

The Commission NOTED that the NoHo East Historic District designation report describes the development of the district in several phases between the early 19th and early 20th centuries, including Federal style rowhouses built in the first decades of the 19th century, multiple dwellings from the mid-late 19th century, and commercial and institutional development in the late 19th century and early 20th century, which is when many of the earlier rowhouses were converted to commercial use; and that the district is characterized by the diversity of small dwellings, apartment buildings, factory and loft buildings. The staff further notes that this building was built as a federal style dwelling, was converted to a boarding house in 1880 and a factory in 1890 and converted to commercial use in the 20th century, housing multiple tenants in the fur industry between 1930s and 1960s; and that with the post-war economic decline in the city's manufacturing base, the building slowly converted from commercial to residential use and the façade was replaced in 1984.

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

- that while the history of the building's uses into the 20th century reflect the development patterns of the district, the façade was completely replaced in 1984, and with the exception of a single cast iron column, and retains no significant historic fabric that represents the Federal style, nor the later significant phases of development, and therefore, the removal of the façade will not eliminate any significant historic fabric;
- that the remaining existing cast iron column is in an advanced state of disrepair and is not a highly designed or unique feature, and it is not seen within a meaningful historic context, but will be retained if possible;
- that the rear façade and roof are not visible from a public thoroughfare;
- that while the rear and the roof appear to retain Federal style features, they are completely disassociated from the 1984 front façade, rendering them fragments that are not legible from the public way;
- that the rear façade appears to have been somewhat altered, and the rear facades of other converted dwellings on this side of Bleecker Street have been more significantly altered, therefore, the rear facades of these former dwellings no longer share a vocabulary that speaks of their shared history;
- that the plane of the proposed front façade will align with the facades of the adjacent properties, thereby supporting a unified streetwall, which is a significant consistent feature of the NoHo East Historic District;
- that the height of the cornice line and general massing of the building will be in keeping with the varied height and massing of buildings found among the diverse 19th and 20th century building typologies found in this historic district;
- that the composition of the building, featuring metal framed storefront infill, horizontal bands of windows in the middle, and punched windows and a cornice at the top, will utilize the vocabulary of base, shaft and capital, recalling the typical façade composition of the early 20th century commercial buildings located throughout the historic district;
- that the proportional relationship of the façade elements, ratio of solid to void, depth of the infill, and material and finish palette will be consistent with such aspects of the taller, narrow late 19th century factory and loft buildings in the district;
- that the floor to ceiling heights will approximate the scale at neighboring properties, helping to maintain a harmonious relationship with the neighboring buildings;
- that the depth of the infill, profiles of the metalwork, and joint size and pattern of the brickwork will maintain a level of articulation in keeping with the level of ornamentation of many loft buildings in this historic district, helping the building to harmonize with its context and not drawing undue attention to the building;
- and that the thin metal framing and tripartite division of the ground floor infill will recall, in a contemporary manner, historic infill that existed in this location in the early 20th century and will be compatible with the historic character of the



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infill at neighboring buildings throughout the streetscape.

VOTE:

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

8-0-0

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

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