



Date:	7/26/2016
LPC Docket #:	18-7321
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 59 Bleecker Street, aka 340-346 Lafayette Street

**Borough:** Manhattan

**Block:** 529      **Lot:** 69

**Historic District:** NoHo Historic District

**Description:** An Art Deco style store and service station designed by F.H. Klie and built in 1929 and modified c. 1980. Application is to demolish a portion of the building, construct a new building, install storefront infill, signage, and rooftop mechanical equipment.

### COMMISSION FINDINGS

The Commission noted that the style, scale, materials and details of portions of the the building are among the features that contribute to the special architectural and historic character of the NoHo Historic District. The Commission further noted that the site originally featured three 19th century houses converted to commercial use; and that a portion of the service station was replaced with a full lot one-story warehouse and replacement storefront infill was installed c. 1980.

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

- that the existing warehouse portion of the building contains no significant architectural features, therefore its demolition will not diminish the special architectural or historic character of the building or the historic district;
- that the proposed scale of the new infill building maintains the massing of the existing taxpayer building, which is representative of the last phase of development in the district;
- that the façade of the proposed infill building will align with the facades of adjacent buildings and will retain the continuity of the historic street wall along Lafayette Street;
- that the removal of the existing storefront infill will not eliminate any significant architectural features or historic fabric of the building;
- that the proposed storefront infill and the retention and restoration of the terra cotta tile will help return the Bleecker Street façade closer to its historic appearance;
- that the use of flat buff-colored terra cotta on the infill building will recall the historic terra cotta of the historic building and help to unify the design of the new building as it intersects with the old;
- that the proposed storefront infill, featuring metal bulkheads, metal piers, and large display windows with glass transoms, is in keeping with the configuration of historic storefronts and maintains transparency at the ground floor, and will be consistent with the commercial and industrial character of this historic district;
- that the treatment of the façade along Jones Alley will be simple and include wrapping one bay of the storefront and terra cotta around the corner and is consistent with the typical treatment of buildings adjacent to alleys in this historic district;
- that the large bracket sign with armature-mounted goose-neck lighting fixtures on the Lafayette Street façade will be reminiscent of, and placed in a similar location to, the historic large bracket sign that was present originally at the building;
- that the blade signs will be mounted in modern infill, and will not eliminate, alter, or destroy any significant architectural features of the building;
- and that although the rooftop mechanical equipment will be minimally visible from select locations, it is seen primarily

### VOTE:

Present: Meenakshi Srinivasan, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Frederick Bland

6-0-0

In Favor = M.Srinivasan, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson

Oppose =

Abstain =



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Recuse = F.Bland

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