



Date:	5/2/2017
LPC Docket #:	LPC-19-6852
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 710 Greenwich Street

Borough: Manhattan

Block: 631 **Lot:** 7501

Historic District: Greenwich Village Historic District Extension

Description: Two neo-Classical style warehouse buildings designed by Moore & Landsiedel and built in 1909, and later altered with an addition designed by Matthew W. Del Gaudio in 1912. Application is to alter the façade, and install storefronts and signage.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the architectural and historic character of the Greenwich Village Historic District Extension.

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

- that the proposed work will not eliminate any significant architectural features;
- that only a minimal amount of plain masonry will be removed to enlarge the ground floor openings and most of the historic fabric, including the original brick piers, will be retained;
- that the size of the existing openings are not proportional or significant to the architectural design of the building, and enlarging the openings and installing new lintels will result in openings that are well-scaled to the façade and maintain the prominence of the monumental pilasters that define the bays of the façade;
- that the simple, contemporary and transparent design of the proposed storefronts, consisting of metal-and-glass display windows with recessed doors and glass spanning the piers will accentuate the presence of the piers in an unconventional way;
- that the scale of the glazing, as it spans the piers, the new masonry lintels, and the metal stairs evokes historic loading docks found on buildings of this type, and will reflect the district's industrial and commercial character at buildings of this age and type;
- that the bracket sign armatures and light fixtures will be installed through mortar joints and therefore, will not result in damage to or loss of any significant historic fabric;
- and that the proposed work will not detract from the special architectural or historic character of the building or the Greenwich Village Historic District Extension.

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

- that the panel signs be reduced in size and that one blade sign be eliminated.

VOTE:

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

8-1-0

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

Oppose = M.Goldblum

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