



Date:	2/6/2018
LPC Docket #:	LPC-19-09729
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 540 and 544 Hudson Street

Borough: Manhattan

Block: 621 **Lot:** 1, 4

Historic District: Greenwich Village Historic District

Description: A utilitarian style gasoline filling station and open lot and a garage building extensively remodeled in 1934-36. Application is to demolish the buildings and construct a new building.

COMMISSION FINDINGS

The Commission NOTED that the buildings at 538-544 Hudson Street are not buildings for which the Greenwich Village Historic District was designated.

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

- that the existing gasoline filling station and two-story garage buildings contain no significant architectural features, and that the garage building is in a severely deteriorated condition, therefore, demolishing these buildings will not detract from the special historic and architectural character of the Greenwich Village Historic District;
- that the height and massing of the proposed building will be consistent with building volume and massing found at the street corners throughout the historic district;
- that the undulating façade with curves tied to the placement of windows and piers abstractly references the repeating bays that are characteristic of 19th century tenement and flats buildings;
- that the rounded corner and curved entrance at the intersection of Hudson Street and Charles Street reflects this condition found on certain flats buildings within the historic district, and will match the height of the modern building across Charles Street;
- that the materials palette of red brick, grey metal windows, and metal and glass storefront infill will harmonize with the materials and finishes of the adjacent buildings and buildings found throughout this historic district, while contributing to the building's contemporary design;
- that the fenestration, consisting of aluminum multi-light casement windows set deep within projecting aluminum frames and grouped into regularized bays that relate to the storefront openings, reflects a modern interpretation of typical fenestration patterns present at neighboring buildings and other mid-sized buildings within the historic district;
- that the design of the building base, featuring metal and glass storefronts with clear transoms and paneled metal bulkheads divided by brick-clad piers and with a continuous patterned brick cornice, and signage limited to locations above entrances, will be in keeping with storefronts and signage found at other modern buildings and will reflect elements of typical historic storefronts found throughout this historic district;
- that the proposed painted metal canopy with integrated downlights will be limited to the residential entrance, and will be consistent with traditional canopy installations found at buildings of this type;
- that the presence of a visible setback penthouse floor, featuring a sloped roof and painted gray cladding, and limited rooftop appurtenances will be consistent with other modern buildings in the surrounding context and some historic residential buildings within this historic district;
- that the proposed installation of windows at the visible north side façade will help to break up the solid massing of the party wall and relate to the adjacent rowhouse;
- that the termination of the cornice at a dip in the curve of the façade at the ends of the building and slightly recessed from the adjacent buildings, though atypical, helps to partially soften and better transition the curved cornice to the straight side facades;
- and that the proposed work will enhance the special architectural and historic character of the Greenwich Village Historic District.

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

- that the applicant work with staff to reduce the visibility of the penthouse and rooftop mechanical equipment.



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VOTE:

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

10-0-0

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

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