



Date:	8/2/2016
LPC Docket #:	18-6969
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 363 Lafayette Street

Borough: Manhattan

Block: 530 **Lot:** 17

Historic District: NoHo Historic District Extension

Description: A vacant lot. Application is to construct a new building.

COMMISSION FINDINGS

The Commission NOTED that the NoHo Historic District Extension contains a variety of small and large, historic and modern buildings, ranging in height and material, representative of the layers of development and mixed use of this historic district. The Commission further noted that this site is the result of the introduction and widening of streets in the late 19th and early 20th century to relieve congestion on Broadway and the Bowery, and to facilitate construction of the IRT subway. The Commission finally noted that the adjacent building under construction at 25 Great Jones Street is built in accordance with permits issued by the Department of Buildings before the NoHo Historic District Extension was calendared for designation, and modified under Certificate of Appropriateness 11-4490 to redistribute its massing and modify the design.

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

- that the construction of a new building on this vacant lot, which was shaped by historic changes to the street grid over time, will restore the continuity of the street walls and anchor the end of the block fronting three streets, thereby strengthening the streetscape around this prominent site;
- that the plane of the proposed Great Jones Street façade will align with the facades of the adjacent properties, thereby supporting a unified street wall and establishing a strong corner at the intersection with Lafayette Street;
- that the height of the proposed building, comparable to the height of the adjacent building at 25 Great Jones Street, will maintain the transition in scale from the adjacent building and other medium-sized mid-block buildings to that of the larger buildings along Lafayette Street;
- that the massing of the proposed building, articulated at the Lafayette Street façade and exposed secondary south façade by offset one-story volumes with pivoted setbacks, will provide visual interest while alluding to the historically shaped trapezoidal lot and modifications to the street grid;
- that the pivoted setbacks will be gradual in nature, with a subtle reading in proximity to Great Jones Street that transitions into more complex massing mid-block, thereby relating to the formality typical of street facades and the irregularity of secondary facades and appurtenances;
- that the rooftop bulkheads and mechanical equipment will be simple in design and silhouette, and comparable to rooftop accretions found on other large buildings throughout this historic district;
- that the façade composition, consisting of a simple masonry perimeter, framing an internal composition of more elaborate columns and spandrels that divide repetitive bands of windows, will recall the facades of mid-19th century store and loft buildings present throughout the district, and will be in keeping with the façade composition of other contemporary buildings found within the district;
- that the detailing of the primary façades, featuring traditional and modern materials, flush and recessed planes, and smooth and textured surfaces, will provide a level of depth and articulation comparable to what is found on historic buildings within this historic district;
- that the secondary façade, consisting of plain masonry and fenestration only at the return, will be in keeping with typical secondary and lot line facades at buildings of this size throughout the district, and will reference the road cut condition still evident on other exposed secondary facades;
- that the palette of materials, finishes, and colors, including buff brick, gray painted metal, and gray satin finish terra-cotta, will relate to traditional building materials found within this historic district;
- that the design, configuration, and materials of the ground floor infill, featuring large glazed display windows, paneled bulkheads, paired entry doors, sidelights, and transoms, and ornamental terra-cotta spandrels with integrated signbands, will harmonize with the ground floor treatments of buildings in this historic district;



Date:	8/2/2016
LPC Docket #:	18-6969
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

-that the prow-like form of the southern ground floor extension, shaped by the narrow triangular portion of the lot, animates the street level of this otherwise undeveloped area, and relates to the volumes of the Lafayette Street façade that become evident at the mid-point of the block;
-and that the proposed new building will enhance the special architectural and historic character of the NoHo Historic District Extension.

VOTE:

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

10-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, 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