



**Landmarks Preservation
Commission**

Date: July 7, 2015

LPC Docket: 16-8077

LPC Action: Approved with Modifications

Action Required by Other Agencies: DOB

Permit Type: Certificate of Appropriateness

Address: 255 Bleecker Street, aka 36-42 Cornelia Street

Block: 589 **Lot:** 10

Historic District: Greenwich Village Historic District Extension II

Description: A one-story commercial building designed by E. Jerome O'Connor and built in 1941, and altered by He Gin Lee in 2003. Application is to paint facades, replace ground floor infill, and install signage and lighting.

COMMISSION FINDINGS

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

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

- that the removal of storefront infill and cladding will restore the masonry openings to their original size and will not result in the removal of significant historic fabric;
- that the proposed storefront infill, featuring operable multi-light dark-painted metal doors with bulkheads, and clear and translucent glass, will be in keeping with the commercial character of the building and streetscape;
- that portions of the brick and brick surfaces at the parapet and piers have been damaged and replaced due to later alterations and therefore, painting the façades will help conceal existing discoloration and mismatched brickwork;
- that there is a history of alterations at the building as documented by historic and designation photographs, and physical evidence, and that painting the facade will not detract from the building or the streetscape;
- that the use of painted brick will not call attention to itself given the varied materials of the buildings in the streetscape;
- that the painted signage above the corner entrance will recall traditional types of signage found on buildings of this age and type;
- and that the size and scale of the light fixtures and their placement at the brick piers will not overwhelm the façades.

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

- that the applicant work with staff to restudy the number of light fixtures and revise the color palette of the masonry facades, to include either exposed brick, or a light gray rather than white paint.

VOTE: 9-0-0

Present: Srinivasan, Shamir-Baron, Bland, Chapin, Chen, Devonshire, Goldblum, Gustafsson, Washington

In Favor: Srinivasan, Shamir-Baron, Bland, Chapin, Chen, Devonshire, Goldblum, Gustafsson, Washington

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.