



Date:	9/22/2015
LPC Docket #:	16-8362
LPC Action:	Approved
Action required by other agencies:	
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 14 Christopher Street, aka 20 Gay Street

Borough: Manhattan

Block: 593 **Lot:** 45

Historic District: Greenwich Village Historic District

Description: A loft building designed by Frederick C. Zobel and built in 1896-97 and later converted to an apartment house. Application is to legalize the replacement of storefront infill, alterations to windows, and installation of awnings, signage and menu box without Landmarks Preservation Commission permit(s).

COMMISSION FINDINGS

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

- that the replacement of storefront infill did not eliminate any significant historic fabric;
- that the existing infill, consisting of operable metal accordion windows and transoms, is harmonious with other infill found at the building;
- that the attachment of the awnings and menu box did not cause the loss of, damage to, or hide or obscure any significant feature;
- that the design and placement of the awnings are consistent with awnings historically used on this building and match existing awnings at the Gay Street façade;
- that the installation of a one-over-one double-hung window and masonry infill did not replace "special" windows;
- and that the one-over-one double-hung windows match and will match the windows at the upper floors in terms of configuration and operation.

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

- that the awnings above the two smaller window openings be removed.

VOTE:

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

9-0-0

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