



Date:	11/17/2015
LPC Docket #:	17-5381
LPC Action:	Approved
Action required by other agencies:	BSA
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 14-16 Cornelia Street
Borough: Manhattan
Block: 589 **Lot:** 19
Historic District: Greenwich Village Historic District Extension II
Description: A vacant lot. Application is to construct a new building.

COMMISSION FINDINGS

The Commission NOTED that the streetscape is dominated by late 18th century 5-story red brick tenement buildings, with a few early 19th century 4-story row houses that were combined and given new facades in the 20th century; and that the buildings on the street share a common building line, facades organized into three major divisions consisting of a commercial or residential base, midsections composed of a regular pattern of punched openings, and tops capped with cornices, red brick facades with some stone trim, and simple ornamentation influenced by the neo-Grec and Italianate styles of the late 19th century.

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

- that the proposed building will fill a gap which currently disrupts the continuity of the street wall;
- that the height of the proposed building is in keeping with the heights of the existing buildings on this street;
- that the red brick, glass, and metal façade will relate well to the materials found on buildings on the street and in the historic district;
- that the tripartite division of the façade is harmonious with other buildings on this street;
- that the irregular plane of the façade created by the slight tilting of the brick panels that compose it, recalls the depth and articulation of the adjacent facades with their fire escapes;
- that the shadow lines created by layering the brick panels over glass panels, evokes a modern interpretation of the deep set punched window openings set into the facades of the brick tenements;
- that the recessed entrances, stone bulkhead, and continuous horizontal band at the top of the ground floor, refer to typical storefront elements seen on the existing buildings in the streetscape with commercial ground floors;
- that the alternating zinc and fritted glass panels at the ground floor help to establish a relationship to the street and to the storefronts of neighboring buildings without emulating them;
- that the black painted metal cornice is a simplified version of the more ornate crowning element found on the tenements;
- and that in terms of overall scale, design, details, proportions, and materials, the proposed building is supportive of the special architectural and historic character of the streetscape and the Greenwich Village Extension II Historic District.

VOTE:

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

9-0-0

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

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