



Date:	2/9/2016
LPC Docket #:	17-7746
LPC Action:	Approved
Action required by other agencies:	BSA
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 348-354 Lafayette Street aka 11-13 Bond Street

Borough: Manhattan

Block: 529 **Lot:** 15

Historic District: NoHo Historic District

Description: A Colonial Revival style institutional building designed by Elisha H. Janes and August W. Cordes and built in 1913. Application is to modify the parapet, construct rooftop additions, install a glass guardrail, storefronts and signage, modify window and door openings, replace windows, and modify the entry.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the NoHo Historic District. The Commission also notes that the rooftop penthouse was constructed in 1924, and that the building has had a varied historic of use as an animal hospital, factory and offices, and most recently women's shelter.

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

- that given the presence the historic penthouse addition, extending the addition across the full width of the building will not dramatically alter the size and massing of the building;
- that the existing stone coping of the crenelated parapet will be incorporated into the new fourth floor, and that the decorative brickwork and copper cornice of the existing parapet will be maintained, helping to recall the building's historic parapet configuration;
- that the decorative ironwork will be salvaged and reused at 4th floor windows;
- that the presence of visible utilitarian features such as stair and elevator bulkheads is typical of this historic district, and that the simple massing and neutral beige stucco finish of the stair bulkhead and elevator machine room will allow these elements to blend with a complex utilitarian roofscape;
- and that the metal post and mesh guardrail, and mechanical equipment and will be seen within the context of other rooftop accretions, and will not call undue attention to themselves.
- that the enlargement of masonry openings at the building's base and the installation of show windows will allow for the creation of a retail presence at the ground floor in keeping with the commercial character of streetscapes in this historic district, and that this work is supportive of the adaptive reuse of this building while maintaining its historic identity;
- that the show windows will be divided by metal mullions reflecting the proportions of the fenestration above;
- that no significant architectural details at the granite base will be lost or damaged as a result of the storefront installation;
- that the windows and doors to be modified at the second and third floors will maintain the same general shape of the existing masonry openings, while retaining a variety of window sizes which recall the building's unusual history of use;
- that the proposed six-over-six, double-hung, aluminum windows will match the operation and configuration of the historic windows;
- that the proposed enlarged masonry openings in the historic portion of the rooftop addition will maintain the same general shape of the existing openings, and will maintain the same general ratio of masonry to fenestration;
- that the proposed pin-mounted signage on the Bond Street façade will recall the historic institutional signage shown in historic photos;
- that the fire-escape has no decorative elements, and the removal of this utilitarian feature will not result in the elimination of significant architectural or historic fabric;
- that the removal of the existing front entry doors will not result in the loss of any significant historic fabric;
- that removing the front entry steps and lowering the entrance while maintaining the historic entry portico will provide barrier-free access to the building in the least intrusive manner possible;
- that the removal of non-historic brick infill at the location of the original garage door and the installation of metal frame, multi-pane arched infill will recall the building's historic vehicular entrance;
- that the new storefront infill at the historic garage door will be set back within the opening, enabling the retention of the



Date:	2/9/2016
LPC Docket #:	17-7746
LPC Action:	Approved
Action required by other agencies:	BSA
Permit Type:	CERTIFICATE OF APPROPRIATENESS

historic granite bollards at the base of the building;
-and that the proposed work is supportive of the adaptive reuse of the building, and will not detract from the special architectural and historic character of the Noho Historic District.

VOTE:

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

9-0-0

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