

DATE: 3/3/2015

LPC DOCKET #: 167100

LPC ACTION: APPROVED

ACTION REQUIRED BY OTHER AGENCIES: DOB

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

**Address:** 438-440 Greenwich Street

**Block:** 223      **Lot:** 35

**Historic District:** Tribeca North

**Description:** A garage building built in 1925. Application is to modify masonry openings and install ground floor infill, canopies, signage, and a barrier-free access ramp and stairs.

### COMMISSION FINDINGS

The Commission **NOTED** that this building is not one of the buildings for which the Tribeca North Historic District was designated.

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

- THAT the proposed alterations will not eliminate any significant architectural features of the historic district;
- THAT the modifications to the masonry openings will be well scaled to the building and help regularize and unify the building's base;
- THAT the simple design, rectilinear detailing, metal materials, and black painted finish of the infill, ramp, stairs, railings, canopies, base cladding, and corner bollards will be consistent with the industrial character of the building;
- THAT the gridded pattern of the infill, predominance of glazing in the bays, and placement and dimensions of the infill, ramp, stairs and canopies will help the installations to recall the basic design and character of garage bays, loading platforms and canopies historically found in this historic district;
- THAT the use of framed glazing at the canopies will recall, in a contemporary manner, the relationship of sheet metal and iron framing of historic canopies;
- THAT the placement, size, materials and design of the existing bracket sign are compatible with the industrial character of the building and historic district, therefore, its reinstallation, after repairs, will maintain a harmonious feature;
- THAT although the presence of interior partitions and lighting ("light boxes"), within 18" of the glazing is not typical of this historic district, their temporary installation at two bays for a period not to exceed two years, will maintain a modest presence within the streetscape;
- and THAT the cumulative effect of the work will support the historic and architectural character of the district.

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.