



Date:	11/12/2019
LPC Docket #:	LPC-19-40822
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 31-33 Lispenard Street

Borough: Manhattan

Block: 210 **Lot:** 1

Historic District: Tribeca East Historic District

Description: A commercial building designed by Mac L. Reiser and built in 1946-47. Application is to demolish the existing building and construct a new building.

COMMISSION FINDINGS

The Commission NOTED that the neighboring buildings on Church Street include a four-story store and loft building, featuring painted stone cladding and cast iron elements, and smaller late 20th century masonry clad buildings, featuring red-brown and gray colors, and that the neighboring buildings on Lispenard Street consist primarily of four to six story store and loft buildings, featuring brick cladding, stone trim, and cast iron elements, with a mix of red, orange, beige and gray tones. The Commission further NOTED that the Lispenard Street streetscape also includes some stone and stucco clad buildings and darker finishes, as well as a nine-story store, loft and office building, a two-story bank building, and a one-story 20th century building. Lastly, the Commission NOTED that the western side of Church Street, facing this building, is outside of the historic district; and that there are a significant number of buildings with cast-iron fronts throughout the historic district, including some on Church Street.

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

- that the building is not one of the buildings for which the historic district was designated, therefore its demolition will not detract from special historic and architectural character of the historic district;
- that the proposed building's height and massing will be consistent with the height and massing at historic store and loft buildings throughout the historic district, including nearby buildings within the Lispenard and Church Street streetscapes;
- that the presence of the six-story street facades of the building, adjacent to the immediate one and four story neighboring buildings, will be consistent with the historic development of this portion of Church Street, within the historic district, which includes similar juxtapositions of buildings of different heights;
- that the plane of the proposed street facades will align with the facades of adjacent properties, thereby reinforcing the street wall, a significant, consistent feature of the historic district;
- that the bulkheads and penthouse will be moderate in size and set back from the street facades, thereby not overwhelming the building;
- that the height of the building base will recall the taller bases historically found at buildings of this size within the historic district and will relate well to base height of neighboring buildings within streetscape views;
- that prominent aspects of the design, including the strong framing at the corners and storefront, as well as the regular grid pattern, featuring vertically-oriented arched openings and piers and horizontal bands, similar in scale to cast iron framing elements, will recall historic cast iron buildings, thereby helping the building to harmonizing with the streetscapes;
- that the presence of a building featuring cast iron inspired elements adjacent to masonry buildings will be consistent with the evolution of this historic district, which includes some cast iron buildings, individually built adjacent to masonry buildings;
- that this use of precast concrete, including its texture, profiles, and details, will recall, in a contemporary way, the historic use of cast iron to reflect earlier building materials, while also helping to maintain the building's identity as a modern construction;
- that the combination of the profiles and details of the precast concrete will help the design to subtly recall the articulation of historic cast iron facades;
- that the brick cladding at the lot line facades will be consistent with the character of historic treatments of secondary facades of buildings within the surrounding streetscapes and throughout the historic district;
- that the details and proportions of the fenestration pattern will help the windows to be consistent in character with windows at buildings of this size throughout the historic district;
- that the composition of the ground floor, including piers, display windows, bulkheads, and entrance doors will be



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compatible with the commercial character of the bases of buildings throughout the historic district;
-and that the marquee is simply designed and relates to the building design, and is well scaled to the entrance, thereby helping it remain a harmonious, secondary presence within the streetscape.

VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Everardo Jefferson

9-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy, E.Jefferson
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