

Date: July 7, 2015

LPC Docket: 16-9357

LPC Action: Approved

Action Required by Other Agencies: DOB

Permit Type: Certificate of Appropriateness

Address: 14 Horatio Street

Block: 616 **Lot:** 11

Historic District: Greenwich Village Historic District

Description: An apartment building constructed in 1959. Application is to replace storefront infill.

COMMISSION FINDINGS

The Commission **NOTED** that the building's style, scale, materials and details contribute to the architectural and historic character of the Greenwich Village Historic District. The Commission further noted that the building is large in scale and is located on a wide thoroughfare at the edge of the historic district, and that a historic rendering of the building shows a large scale storefront opening where the proposed work will occur.

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

- that the original 8th Avenue storefronts are utilitarian in character, and that documentation shows that they are in a deteriorated and altered condition, and that therefore their removal will not detract from the special architectural and historic character of the building or streetscape;
- that the windows adjacent to the storefronts are not historic, and therefore their removal will not detract from the building;
- that the combination of the three storefronts into one single storefront is in keeping with the horizontal and minimal aesthetic of the present storefronts, which have low bulkheads and are separated by thin metal-clad piers;
- that historic documentation in the form of a c. 1959 rendering indicates that simple infill in an enlarged opening is consistent with the original design intent;
- that the proposed storefront design, featuring continuous glazing and minimal, simply detailed stainless steel-finished framing echoes the simple detailing, horizontal banding, and ribbon windows that characterize this building's modern-style façade;
- that the proposed solid metal panel at the southernmost bay will not disrupt the solid-to-void ratio historically found at the base of this building;
- that the proposed painted signage is well scaled to the façade and will not be illuminated, and therefore will not call undue attention to itself;
- that the proposed single-pane display windows will continue the horizontal design scheme across the base of the building, maintaining a uniformity of character and expressing the commercial character of the 8th Avenue façade;
- that the existing planter railing is utilitarian in character, and that the design of the proposed replacement stainless steel-finished planter railing is simple and will be in keeping with the building's original metal elements, which featured streamlined profiles and stainless steel or clear aluminum finish;
- and that the proposal will not detract from the special architectural and historic character of the building and the Greenwich Village Historic District.

VOTE: 9-0-0

Present: Srinivasan, Shamir-Baron, Bland, Chapin, Chen, Devonshire, Goldblum, Gustafsson, Washington

In Favor: Srinivasan, Shamir-Baron, Bland, Chapin, Chen, Devonshire, Goldblum, Gustafsson, 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.