



Date:	6/25/2019
LPC Docket #:	LPC-19-38015
LPC Action:	Approved with modifications
Action required by other agencies:	Multiples
Permit Type:	BINDING REPORT

Address: 142 Grand Street

Borough: Manhattan

Block: 473 **Lot:** 47

Historic District: SoHo-Cast Iron Historic District Extension

Description: A parking lot. Application is to replace a fence and paving, and install site furnishings.

COMMISSION FINDINGS

The Commission NOTED that this vacant lot, which is now a right-of-way to the City of New York’s water supply system, was formerly a parking lot that was created when several nineteenth-century buildings were demolished between 1958 and 1966; and that the lot currently is and will continue to be an active DEP site, which requires maintaining existing manholes and access for large vehicles through the site, as well as restricting below-grade work and above-grade construction.

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

- that the work will not eliminate any significant features of the site or historic district;
- that the proposed fencing will align with the front facades of neighboring buildings, thereby helping to maintain an alignment with the streetwall, a significant characteristic of this historic district;
- that the metal material, dark painted finish and simple picket design of the fence will be compatible with the character of the historic district, which includes metalwork used in a variety of ways, including at fire escapes, loading platforms and railings;
- that the predominance of paving, as well as the size, regular repeating pattern, gray tones, and smooth finish of the pavers, will relate to the industrial character of the historic district and recall the historic street bed paving of the historic district in a contemporary way;
- that the design of the components, including planting beds, site furnishings, pavers and artificial turf will not call undue attention to the area nor detract from the significant historic features of the neighboring buildings or streetscape;
- and that the proposed signs will be equivalent to signage found throughout the adjoining streetscapes in terms of basic placement and type.

However, in voting to grant this approval, the Commission REQUIRED:

- that the applicants work with the Commission staff to develop an appropriate amount and type of greenery at the back of the site and along the adjoining buildings, as well as on the interpretation of the history of the site and other things, such as artwork, that would be appropriate.

VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith, Wellington Chen

7-0-1

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, M.Goldblum, J.Gustafsson, J.Lutfy, A.HolFord Smith

Oppose =

Abstain = W.Chen

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