



Date:	9/12/2017
LPC Docket #:	LPC-19-15614
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 59 Bleecker Street  
**Borough:** Manhattan  
**Block:** 529      **Lot:** 69  
**Historic District:** NoHo Historic District

**Description:** An Art Deco style store and service station designed by F.H. Klie and built in 1929 and modified c. 1980. Application is to amend Status Update Letter 19-1031 which approved demolishing a portion of the building, constructing a new building, and installing storefront infill, signage, and rooftop mechanical equipment.

### COMMISSION FINDINGS

The Commission NOTED that the style, scale, materials and details of portions of the building are among the features that contribute to the special architectural and historic character of the NoHo Historic District. The Commission further noted that the site originally featured three 19th century houses converted to commercial use; and that a portion of the service station was replaced with a full lot one-story warehouse and replacement storefront infill was installed c. 1980.

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

- that documentation reveals that the terra cotta wall, which is presently concealed by metal cladding, is in a deteriorated condition that warrants its replacement or removal;
- that the width of the terra cotta wall has been reduced as a result of previous storefront alterations;
- that widening the display window will unify the overall storefront infill design, and the new terra cotta pier will align with the width and termination point of the historic terra cotta parapet, which serves to delineate the historic portion of the building from the rebuilt non-historic warehouse;
- that the enlargement of the rooftop mechanical screen will only minimally increase its visibility from a public thoroughfare;
- and that the light gray finish of the rooftop mechanical screen will help it blend in with the undesigned secondary facades of adjacent buildings and will not detract from the historic terra cotta parapet.

#### VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Wellington Chen, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Frederick Bland

7-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, W.Chen, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy  
Oppose =  
Abstain =  
Recuse = F.Bland

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