



Date:	8/9/2022
LPC Docket #:	LPC-22-11131
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 332 West 11th Street

Borough: Manhattan

Block: 633 **Lot:** 10

Historic District: Greenwich Village Historic District

Description: A warehouse and garage building designed by Thomas Styles and built in 1905. Application is to alter the ground floor of the front façade, replace windows, demolish the back of the building and construct a new rear façade, and construct rooftop additions.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District.

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 proposed work will not eliminate any significant architectural features;
- that the design, configuration and materials of the proposed ground floor infill, featuring grey-painted wood and metal display windows and doors, paneled bulkheads, and metal garage doors and service entrance panels, will be consistent with other modern infill on buildings of this type and age;
- that relocating the existing cast iron pier to frame the new residential entrance infill will maintain this historic feature and align with the rhythm of the brick piers at the upper floors of the façade;
- that the work at the rear façade will not be visible from public thoroughfares;
- that the removal of the entire rear façade for the creation of a rear yard will be consistent with the history of changes to garage buildings within this district as they were adapted for new uses over time, and will support the adaptive re-use of this structure to meet the modern requirements for light and air;
- that the design of the proposed rear façade, featuring salvaged outer brick piers, large glazed openings at the lower floors, and smaller punched openings at the upper floors, with beige-painted multi-light metal windows and doors, metal spandrels, and louvered piers, will be in keeping with the scale and character of this building and other rear façades within the block;
- that the proposed rooftop additions will not be seen over the primary façade from directly across the street;
- that views of the additions will be consistent with the character of typical roofscapes within this historic district, which historically featured a variety of visible rooftop accretions;
- that the neutral painted metal and red brick cladding of the rooftop additions and bulkheads will be typical of rooftop structures in this portion of the historic district, and will not detract from the architectural character of the primary façade;
- that the massing of the additions will be set back from the primary façade, and will not overwhelm the large scale of this garage and warehouse building;
- and that the work will not detract from the historic and architectural character of the Greenwich Village Historic District.

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

- that the applicants work with staff to refine the colors of the brick and metal at the rooftop addition.

VOTE:

Present: Sarah Carroll, Diana Chapin, Wellington Chen, John Gustafsson, Jeanne Lutfy, Everardo Jefferson, Michael Goldblum

6-1-0

In Favor = S.Carroll, D.Chapin, W.Chen, J.Gustafsson, J.Lutfy, E.Jefferson
Oppose = M.Goldblum



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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