



Date:	5/8/2020
LPC Docket #:	LPC-20-04556
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 11 Hubert Street

**Borough:** Manhattan

**Block:** 214      **Lot:** 12

**Historic District:** Tribeca West Historic District

**Description:** A garage and office building designed by Dietrich Wortmann and built in 1946, and altered in 1989-90. Application is to demolish the existing building and construct a new building.

### COMMISSION FINDINGS

The Commission NOTED that this northernmost portion of the Tribeca West Historic District is characterized by mid-and late-19th century warehouses and store and loft buildings, several of which feature granite bases and cladding; and that the neighboring buildings on Hubert Street include a thirteen-story office building constructed in 1997 and three, five-story mid-19th century store and loft buildings. The Commissioner further NOTED that prior to the construction of the existing garage in 1949, a six-story warehouse building occupied the site, and that the two-story rooftop addition was built just prior to the designation of the district in 1989-90.

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

- that the existing 1940's garage building was significantly altered in the 1980s with a two-story addition, and therefore its demolition will not detract from the special historic and architectural character of the Tribeca West Historic District;
- that the massing and height of the proposed new building will relate to the adjacent building heights and the streetscapes of Hubert and Collister Streets, and will restore the continuity of the street walls to the six-story height of the historic warehouse building, which was located on the site from the mid-19th to mid-20th centuries;
- that the proposed façades are articulated in a tri-partite arrangement of base, shaft and capital, recalling the typical façade composition of the store and loft buildings located throughout this historic district;
- that the proposed materials palette, featuring light grey Roman brick, granite, blackened steel, and glass, is in keeping with masonry materials and industrial finishes and elements at adjacent historic buildings;
- that the proposed detailing of the Collister and Hubert Street façades, featuring layered panels of brick, granite and glass, steel flange channel spandrels and piers, and glass panels with steel mullions and fins, recalls the articulated detailing found at buildings in the district, while contributing to the building's contemporary design;
- that the design and detailing of the ground floor, featuring steel piers, perforated metal shutters, and a steel awning wrapping the corner, recalls the cast iron storefront shutters, continuous corner beams, and hourglass bulkhead grilles found at historic storefronts;
- that the fenestration pattern at the Collister Street façade, composed of glazed and screened blind masonry openings, references the proportions of repeating bays that are characteristic of 19th century loft buildings;
- that the punched openings and a granite bulkhead at the ground floor of the Collister Street façade are in keeping with the open rhythm of openings within the streetscape;
- that the large scale glazing at the upper floors of the Hubert Street façade is broken down by tinted glazing, projecting fins and exterior mullions, recalling the level of depth and articulation found at historic buildings within the historic district;
- that the ground floor opening on Hubert Street recalls the scale of the existing garage doors at this level, and is harmonious with the industrial character of the historic district;
- that the "attic" story, composed of a blackened steel panel cornice, helps provide a termination to the facades;
- and that the bulkhead and mechanical room enclosures at the roof will be viewed at a distance within the context of taller neighboring buildings and other rooftop accretions, helping these installations remain a discreet presence.

#### VOTE:

Present: Sarah Carroll, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lufy, Anne HolFord Smith, Everardo Jefferson



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In Favor = S.Carroll, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy, A.HolFord Smith, 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