



Date:	8/4/2015
LPC Docket #:	16-4701
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 53 Downing Street

Borough: Manhattan

Block: 528 **Lot:** 84

Historic District: Greenwich Village Historic District Extension II

Description: An altered Italianate style manufacturing building built c.1857. Application is to reclad the front facade, replace windows and alter window openings, and construct rooftop and rear yard additions. Zoned R6.

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 Extension II. The Commission further noted that the façade was highly altered prior to designation and that the stucco and brick façade is in a highly deteriorated condition.

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

- that the façade was previously altered, and that the brick surfaces and shaved brownstone lintels and sills are severely damaged and deteriorated, warranting replacement;
- that the replacement face brick will reference, but not match, the historic brickwork while maintaining the historic masonry opening sizes, locations, and coursing;
- that the proposed bluestone lintels and sills, featuring a simple, flat profile, will recall the size and materiality of the historic stone features;
- that the proposed painted steel cornice and multi-light double-hung metal-clad windows are a modern interpretation of historic features typically found on buildings of this age, type and style;
- that the removal of the non-original door, transom, and windows at the ground floor will not result in the loss of significant architectural fabric;
- that the proposed infill at the building's base, featuring a paneled wood garage door and side entrance with glass transoms, framed by steel columns and steel lintels will successfully integrate into the design of the building and the streetscape, which features a number of garage doors and other openings of a similar scale;
- that the building featured a garage or loading-type opening at the time of the historic tax photograph serving as precedent for the presence of a similar new opening at the base of the building;
- that the roofline and rear façade of the building have been previously altered with the construction of an additional story and a four-story rear addition that extends to the full depth of the lot, along with other façade alterations;
- that the proposed rooftop addition will not be visible from any public thoroughfare, and the proposed rear yard addition will be only minimally visible from a narrow vantage point on Clarkson Street to the west;
- that the massing of the proposed rooftop and rear yard additions, while somewhat irregular in terms of setbacks and volume, will be consistent with the history of enlargements at this building and in keeping with other irregular additions on this block;
- that the building is not part of a continuous row, therefore the proposed rooftop and rear yard additions will not break from a consistent or unified pattern of rear facades or detract from the character of the roofs cape or interior of the block;
- that the use of traditional materials at the additions, including metal cladding, metal windows, doors and railings, and brick cladding, in simple façade compositions, will relate to historic rear facades and additions found throughout this historic district;
- that the new glass-block infill at the rear lot-line wall, which is to be retained and modified at the lower floors, will be non-transparent and will not detract from the heavily built-out interior of the block;
- and that the work will not diminish the special architectural and historic character of the building or the Greenwich Village Historic District Extension II.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Roberta Washington

9-0-0

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



Date:	8/4/2015
LPC Docket #:	16-4701
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

In Favor = M.Srinivasan, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, R.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