

DATE: 4/7/2015

LPC DOCKET #: 167781

LPC ACTION: APPROVED WITH MODIFICATIONS

ACTION REQUIRED BY OTHER AGENCIES: DOB

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

VOTE: MS, AB, MD, JG, KV, FB, CM, RW (OPPOSED: DC)

Address: 70 Bank Street

Block: 623 **Lot:** 29

Historic District: Greenwich Village

Description: An altered Greek Revival style rowhouse built in 1839-42. Application is to alter the front facade, construct a stoop, rooftop bulkheads, and a new rear facade and excavate the rear yard.

COMMISSION FINDINGS

The Commission **NOTED** that the building's style, scale, materials and details contribute to the architectural and historic character of the Prospect Lefferts Gardens Historic District. The Commission also noted that the building was altered prior to designation by the removal of the stoop and redesign of the base, including a basement entrance, with pointed-arch doorway and side-lite windows, and by the addition of the top story.

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

- THAT the prior removal of the stoop and creation of a new basement level entrance were not part of a comprehensive and significant redesign and therefore the removal of these features will not detract from the special architectural and historic character of the the building or the streetscape;
- THAT the proposed alterations to the front façade and areaway will result in a contextual late 19th-century appearance, in keeping with the character of the adjacent buildings;
- THAT the design and proportions of the proposed stoop, door, and entrance enframing are based on careful study of these existing features at buildings within the original row and similar buildings on the block and within the historic district;
- THAT the proposed single-leaf paneled wood door, multi-lites transom and side-lite, and molded surround at the parlor floor entrance, are typical features seen on transitional Greek Revival style buildings within the historic district, and will relate stylistically to the rest of the building;
- THAT the ironwork proposed for the stoop and areaway fencing is based on the original stoop ironwork extant at a sister building in the row;
- THAT the proposed six-over-six configuration and double-hung operation of the windows at the 2nd through 4th floors, and nine-over-nine configuration of the lengthened windows at the parlor floor with decorative grilles, will be consistent with historic windows found on neighboring buildings in this row and along the streetscape;
- THAT the pressed metal lintel caps will recall the style and details of the original brownstone lintels;
- THAT the proposed wood shutters are based on careful study of these existing features found at buildings within the original row and at similar buildings on the block;
- THAT the rear façade is not visible from any public thoroughfare;
- THAT the proposed bronze cladding at the lower three floors of the rear facade, featuring pilasters, paneling and cornice elements, will maintain a division of floor levels and openings that will be in keeping with the residential scale of the building;
- THAT the proposed metal deck is in keeping with other rear yard decks found on buildings of this age and type throughout this historic district;
- THAT the proposed excavation will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building and the adjacent buildings;

-THAT the excavation will be set back at least 6 feet from the property line allowing for the possibility of substantial plantings;
-and THAT the proposed work will enhance the special architectural and historic character of the building and the Greenwich Village Historic District.

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

-THAT the fenestration pattern at the 3rd and 4th floors be maintained with three bays to match the existing historic condition;
-and THAT the visible elevator bulkhead be eliminated to the extent that it accesses the roof level.

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.