

DATE: 4/7/2015

LPC DOCKET #: 167844

LPC ACTION: APPROVED

ACTION REQUIRED BY OTHER AGENCIES: DOB

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

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

Address: 753 and 755-757 Greenwich Street

Block: 634 **Lot:** 48 and 49

Historic District: Greenwich Village

Description: Three Greek Revival style rowhouses, built in 1836-37 and altered in the 19th century. Application is to install a cornice, enlarge chimneys, and install a deck, stair-bulkhead, HVAC equipment, railings and planters at the roofs.

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.

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

- THAT the location of the proposed rooftop stair-bulkhead at 757 Greenwich Street, set back from the front and rear parapets and adjacent to the tall masonry party wall at the northern end of the row, will cause this feature to be seen in the context of the surrounding, taller buildings in the streetscape;
- THAT the metal and glass materials of the proposed bulkhead are in keeping with those of other rooftop additions found at buildings of this type in this district;
- THAT the proposed construction of a raised brick parapet and the related installation of a cornice at the visible rear facades in this row will be in keeping with the installations of roof cornices at parapets at existing extensions and structures facing this visible rear courtyard;
- THAT the proposed rear-façade cornice will be visually distinguishable from the historic ornamented cornices at the adjacent primary and setback façades, and therefore will maintain the secondary character of these visible rear facades at these buildings;
- THAT the proposed presence of an unenclosed deck, mechanical equipment, planters and railings at the roofs of 755-757 Greenwich Street is in keeping with that of additions found at other roofs at buildings of this age, style and type in this historic district;
- THAT the installations of such features at the buildings roofs, which were previously replaced and restructured, will not cause the elimination of or damage to significant architectural features of the buildings, surrounding buildings or district;
- and THAT the visibility of these accretions will not overwhelm the special architectural or historic character of the buildings or the streetscape.

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.