

Date: May 5, 2015

LPC Docket: 169365

LPC Action: Approved with Modifications

Action Required by Other Agencies: DOB

Permit Type: Certificate of Appropriateness

Address: 16-18 Charles Street

Borough: Manhattan **Block:** 1411 **Lot:** 7502

Historic District: Greenwich Village Historic District

Description: Two Greek Revival style townhouses built in 1845-1846 and combined and altered in the early 20th century. Application is to legalize and modify alterations made to the facade and areaway and the installation of key boxes and intercoms, all without Landmarks Preservation Commission permit(s); and to modify the areaway and install fencing.

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 WITH MODIFICATIONS**, finding:

- that the early 20th-century brick surrounding the entrance was entirely removed and therefore the removal of the existing stucco-clad concrete blocks would require extensive demolition work and would not result in the return of any significant historic fabric;
- that the simply designed stucco, surrounding the entrance and finished to match the color of the surrounding stucco, is compatible with the materials and finish palette of the building and consistent in character with the simply designed historic brickwork it replaced, which had been painted to match the surrounding stucco in color;
- that the irregular textured and painted stucco at the façade and the fieldstone pavers and brick steps, which were replaced, reflected early 20th-century modifications, and returning the canopy and finishing the stucco in a lighter color would retain a reminder of this layer of change;
- that the unpainted finish and the inclusion of the simple scoring at the outer portions of the stucco facade has helped support a harmonious transition between the Greek Revival characteristics of the upper portion of the façade and significant early 20th century alterations at the lower portion of the building;
- that the cumulative effect of removing the large planters, expanding the footprint of the lower central portion of the areaway, and maintaining the slight lowered grade level of the outer portions of the areaway and the rectilinear bluestone pavers is to create a typical areaway composition in keeping with the character of the building;
- that the increase in footprint of the lower central portion of the areaway will help support the prominence of the entrance and increase the visibility of the decorative ironwork at the canopy;
- that the proposed replacement light fixture at the underside of the canopy, replacing the two fixtures at the façade, will be installed without affecting any significant features of the canopy and will be a discreet presence at the entrance;
- that the key boxes and intercom are simply designed, small in scale, installed at plain modern stucco, and discreetly placed at the returns of the main entrance;
- that the handrails will be simply designed, typical in placement and well scaled to the stairs;
- and that the proposed work, when completed in conjunction with the restoration of the canopy, will not diminish the special architectural and historic character of the building or historic district.

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

- that the color of the stucco and brick on the façade be changed to a lighter color;
- and that bluestone be used throughout the areaway.

VOTE: <10-0-0>

Present: Srinivasan, Shamir Baron, Bland, Chapin, Chen, Devonshire, Goldblum, Gustafsson, Vauss, Washington

In Favor: Srinivasan, Shamir Baron, Bland, Chapin, Chen, Devonshire, Goldblum, Gustafsson, Vauss, 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.