



Date:	8/11/2015
LPC Docket #:	17-1286
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 162 West 4th Street

Borough: Manhattan

Block: 590 **Lot:** 32

Historic District: Greenwich Village Historic District Extension II

Description: A Renaissance Revival style French Flats building with commercial ground floor designed by George Keister and built in 1890-91. Application is to remove a modern sidewalk cafe constructed prior to designation and install storefront infill and a railing. Zoned R 7-2, R5 and C1-5

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.

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

- that the removal of the existing modern metal and glass sidewalk enclosure and applying a stucco coating over the existing modern stone cladding will not eliminate, alter or conceal any significant architectural features of the building, streetscape or historic district;
- that the proposed modifications will help return the base of the building closer into alignment with the historic street walls of West 4th and Cornelia Streets, supporting this unifying characteristic of the streetscapes and historic district;
- that installing stucco cladding over the existing modern stone cladding, matching the adjoining stucco, will help unify the base and return it closer to its historic appearance and will not preclude the removal of these modern claddings in the future;
- that the new stucco will be finished to minimize its projection from the façade and feathered back to blend into the adjoining stucco;
- that the presence of hinged and sliding doors will be in keeping with the variety of doors present at shopfronts throughout this portion of the historic district and will not draw undue attention to these installations;
- that the painted metal doors will be simply designed and well scaled to the masonry openings and compatible with this altered building base in terms of their materials, details, and finishes, helping the installation to remain a harmonious, secondary presence within the streetscape;
- that although the doors will feature a variety of operation types, the regularized proportions of the doors will help maintain a unified appearance of the infill;
- that the small single light window will be well scale to the masonry opening size and well integrated into the overall design;
- that the configuration of the service window will relate well to the design and materials of the proposed doors;
- that the signage, cove lighting and awnings will be typical in terms of placement, materials and finishes and well scaled to the masonry openings and building;
- that converting the existing café base into a platform and ramp and adding railings will maintain an alignment with existing sidewalk café enclosure, areaway fences and other street incursions at West 4th and Cornelia Streets;
- and that the platform, ramps and railings will be in keeping with the character of the other street incursions at these streetscapes in terms of their materials, size, simple design, and predominance of transparency, further helping these installations to remain a harmonious presence within the streetscapes.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Roberta Washington

8-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, R.Washington
Oppose =



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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