

DATE: 3/3/2015

LPC DOCKET #: 151330

LPC ACTION: APPROVED WITH MODIFICATIONS

ACTION REQUIRED BY OTHER AGENCIES: DOB

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

Address: 57 Greenwich Avenue

Block: 613 **Lot:** 61

Historic District: Greenwich Village

Description: A Greek Revival style residence built in 1844-45. Application is to modify a masonry opening.

COMMISSION FINDINGS

The Commission noted that the style, scale, materials, design and details of the building are among the features which contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission also noted that the modified masonry opening at the third floor was present at the time of the designation of the 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 work will not result in damage to, or demolition of, any significant architectural features of the building or streetscape;
- THAT enlarging the existing masonry opening to vertically align with the modern window opening above, and to match the size and proportions of historic window openings throughout the façade, will help to improve the unity of the fenestration pattern without drawing undue attention to this modern opening;
- and THAT the new window will match the historic windows in terms of operation, configuration, details, materials and finish, further supporting the unity of the facade.

However, the Commission found

- THAT the length of the proposed lintel and sill will extend past the size of the new masonry opening, which, while matching the windows above, is an atypical condition.

Therefore, the Commission required:

- THAT the applicant modify the width of the lintel and sill of the new opening and of the lintel and sill of the window opening above to match the masonry openings themselves.

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.