

DATE: 4/7/2015

LPC DOCKET #: 158368

LPC ACTION: APPROVED

ACTION REQUIRED BY OTHER AGENCIES: N/A

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

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

Address: 45 Fifth Avenue

Block: 569 **Lot:** 3

Historic District: Greenwich Village

Description: An apartment building designed by Sugarman and Berger and built in 1925. Application is to install an areaway fence and planting bed.

COMMISSION FINDINGS

The Commission **NOTED** that the style, scale, materials, 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 adjacent buildings have historic areaway gardens.

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

- THAT the proposed work will not result in damage to, or loss of, any significant historic fabric;
- THAT the proposed areaway garden will align with the areaway gardens at the adjacent properties;
- THAT the design and materials of the new areaway garden fence, with a limestone curb and simple black-painted ironwork, will harmonize with the historic façade of 45 Fifth Avenue and is similar in height, materials and detail to the areaway fences at the adjacent properties, helping to unify the streetscape;
- THAT because a number of buildings on this section of Fifth Avenue, between Washington Square Park and 14th Street, have areaway gardens or churchyards, the proposed areaway garden will re-inforce the character of lower Fifth Avenue;
- and THAT the proposed work is supportive of the special architectural and historic character of the building, the block and the Greenwich Village Historic District.

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.