

DATE: 3/3/2015

LPC DOCKET #: 162099

LPC ACTION: APPROVED WITH MODIFICATIONS

ACTION REQUIRED BY OTHER AGENCIES: DOB

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

Address: 282 West 4th Street

Block: 622 **Lot:** 48

Historic District: Greenwich Village Historic District

Description: Two combined and modified Greek Revival style rowhouses built in 1841. Application is to excavate a sub-cellar level, alter the facades, and construct rooftop additions.

COMMISSION FINDINGS

The Commission noted that the buildings' style, scale, materials and details contribute to the special 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 Greek Revival ornamentation was removed from the buildings when the rowhouses were combined into an apartment building, which has resulted in stripped façades;
- THAT the proposal includes maintaining the variety of window patterns on the West 11th Street elevation, and stucco banding and brickwork, thereby preserving portions of the buildings' history and its most significant architectural features;
- THAT the regularization of the window openings on the rear facade, while visible from the street, will not detract from the building's historic character;
- THAT the construction of the proposed rooftop additions will not result in the removal of significant historic fabric,
- THAT the proposed stair bulkhead is visible from directly across West 4th Street in conjunction with the primary elevation, but is seen adjacent to plain red brick, therefore it does not detract from a significant architectural feature of the building;
- THAT the design and proposed cladding of the stair bulkhead, elevator bulkhead and mechanical enclosure are consistent with other studio/skylight rooftop additions and utilitarian rooftop accretions found within the district;
- THAT only 278 West 4th Street retains the row's original massing, and the remainder of the row consists of grandfathered and Commission approved rooftop additions or extensions, therefore the proposed rooftop additions will not diminish the buildings' relationship to other buildings in the row;
- THAT the proposed rooftop additions are highly visible for limited viewpoints from the north on West 4th Street and the west on West 11th Street, however they are visible against the presence of the larger rooftop and rear yard additions on 280 West 4th Street, which minimizes their visual impact within the streetscape;
- THAT leveling out the stucco base of the building on the West 4th Street elevation will not remove a significant feature of the 20th century conversion, and will no longer crowd the parlor floor window above;
- THAT aligning the entrance with the front plane of the façade and removal of the basement entrance steps will not diminish the composition of the West 4th Street façade;
- THAT the proposed side access entrance steps and gate modifications will not alter the buildings' relationship with the narrow sunken areaway, which is a typical condition found within the 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.