

DATE: 4/7/2015

LPC DOCKET #: 165836

LPC ACTION: APPROVED

ACTION REQUIRED BY OTHER AGENCIES: DOB

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

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

Address: 311 West 4th Street

Block: 615 **Lot:** 6

Historic District: Greenwich Village

Description: A Greek Revival style rowhouse built in 1836. Application is to construct rooftop additions and modify a rear yard addition.

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** the proposal, finding:

- THAT the building has no significant architectural features which would be lost or damaged by the construction of the proposed rooftop addition;
- THAT the rooftop addition will not be visible over the primary façade, but will be obliquely visible from locations along Bank and West 4th Street above the adjacent buildings;
- THAT the proposed railings will be visible over the front façade, from locations along West 4th and Bank Streets, however, they are simple and utilitarian in design and will blend with the roofscape;
- THAT there are other rooftop additions within the row and block, and a modestly scaled addition will be consistent with the varied roofscape;
- THAT the rooftop addition will be set back from the rear façade to align with an existing adjacent rooftop addition and that while the pergola will sit on the rear parapet, its open character will preserve a sense of the building's original scale and volume and its relationship to the row;
- THAT the proposed work at the rear façade will not be visible from a public thoroughfare;
- THAT although the existing rear addition may contain elements of an historic tea porch, it has been extensively altered and therefore its removal will not result in destruction of significant historic fabric;
- THAT the scale of the proposed rear yard addition will not overwhelm this building, and will retain the scale and character of the building as an individual rowhouse;
- THAT the building already features a two-story full width modern extension, therefore, the proposal to reduce the height of the two-story addition to one story plus an open pergola on the same footprint will not overwhelm the building or adjacent buildings;
- THAT the rear of this building is surrounded on two sides by a similar height addition to the north and a larger addition to the south, therefore, the proposed addition will not overwhelm adjacent buildings;
- and THAT the grade of the rear yards of adjacent buildings is consistent with the proposed grade of the partially excavated rear yard.

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.