



Date:	9/8/2015
LPC Docket #:	17-1879
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 74 Perry Street

**Borough:** Manhattan

**Block:** 621      **Lot:** 48

**Historic District:** Greenwich Village Historic District

**Description:** A Second Empire style rowhouse designed by Robert Mook and built in 1899. Application is to construct a rooftop addition, reconstruct a rear yard addition, and alter the rear façade.

### 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 construction of additions at the rear façade and roof will not alter, eliminate, or conceal any significant architectural features of the building or site;
- that the rear yard addition will not project any further into the yard than the existing addition and will not substantially eliminate the presence of a rear yard;
- that the rear yard and rooftop additions, and rear facade will not be visible from the public thoroughfare;
- that the design and materiality of the rear addition, featuring large multi-light window openings, stucco cladding, and metal balcony, will be in keeping with rear additions found in this block and elsewhere in the historic district;
- that the cumulative amount of added bulk of the rooftop and rear yard additions will not overwhelm the building;
- that the reinstallation of stucco at the top floor, including at the corbelled brickwork to remain, will not disrupt the continuity of this building in relationship to its row, where other rear facades have similar existing conditions.
- and that the work will not detract from the special architectural and historic character of the building or the historic district.

#### VOTE:

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

8-0-0

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

Oppose =

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