



Date:	9/8/2015
LPC Docket #:	17-4935
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 280 West 4th Street

Borough: Manhattan

Block: 622 **Lot:** 50

Historic District: Greenwich Village Historic District

Description: An altered Greek Revival style rowhouse built in 1841. Application is to modify window openings and excavate a sub-cellar level.

COMMISSION FINDINGS

The Commission noted that the building's 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 proposal will restore the unusual window configuration and surround at the c. 1940s 4th floor addition to the building, thereby preserving this significant layer of the building's history;
- 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 highly visible Commission approved mechanical equipment and enclosure at the rear of the roof of 282 West 4th Street is now proposed at the roof of 280 West 4th Street, which requires only a minimal change in height of the roof railing, and will reduce the overall impact of visible additions to this group of buildings;
- that although the chimney extension and acoustical screen/railing at the roof will be visible from West 4th Street, the view corridor is limited, and does not overly impact the building's massing;
- that the existing large-scale visible window opening on the north secondary elevation will be eliminated, and the proposed doors will be minimally visible, returning this elevation to more secondary in character;
- that the removal of the visible window opening at the south secondary façade will regularize the fenestration pattern on this elevation;
- that the excavation of a sub-cellar level to connect with the Commission approved sub-cellar level at 282 West 4th Street will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or register architect to the protect the building's facades and the adjacent buildings;
- and that the proposed work will not diminish the special architectural and historic character of the building or the Greenwich Village Historic District.

VOTE:

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

7-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, W.Chen, 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