



Date:	3/8/2016
LPC Docket #:	17-6576
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 54 Charles Street

Borough: Manhattan

Block: 611 **Lot:** 12

Historic District: Greenwich Village Historic District

Description: A Greek Revival style rowhouse designed by Solomon Banta and built in 1839. Application is to construct a rooftop addition, excavate the rear yard, and alter the rear façade.

COMMISSION FINDINGS

The Commission NOTED that the style, scale, materials and details of the building are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission also noted that 7th Avenue South is characterized by buildings of very different sizes and scales on unusually shaped lots, exposed un-designed building facades, and atypical views into the center of the block that were created when 7th Avenue cut through the street grid, and that these characteristics contribute to the multi-layered context of the streetscape and the historic district.

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

- that the proposed construction of a rooftop addition and bulkhead will not result in the loss of, or damage to, a significant architectural feature of the roof or building;
- that the bulk of the rooftop addition will not be visible from Charles Street or over the primary façade;
- that the proposed mechanical equipment is minimally visible from oblique angles on Charles Street and within context of other utilitarian rooftop accretions;
- that, although the addition and railings are entirely visible from 7th Avenue South, this view will be in the context of rear and side facades of the buildings that face Charles Street and a new seven story, modern building on 7th Avenue South;
- that the proposed rooftop addition is setback 13' from the rear façade, thereby minimizing the visibility from 7th Avenue South and is in keeping with the typical scale of rooftop additions added over time on rowhouses in this district;
- that the brick cladding of the rooftop addition is typical to the building and the historic district and will have a neutral presence;
- that the steel, multi-light doors and window at the rear façade of the addition are in keeping with the historic divided-lite windows, while contributing to the addition's contemporary design in terms of size;
- that the proposed alteration to the rear façade openings at the basement and first floor, consisting of steel, divided-light, full-height, fixed windows and two doors, will not be visible from any public thoroughfare, and the metal panel in the window assembly will recall the location of the floor plate;
- that the top floor will remain intact thereby preserving the relationship between the building and its pair at 56 Charles Street;
- that the brick parapet extension and metal railings establish the historic height of the rowhouse by means of a 1' setback and utilizing different materials from the historic parapet;
- that the proposed demolition of the greenhouse will increase the green space at the rear yard and central green space and will not result in the loss of significant historic material;
- that the excavation of the full lot, below-grade extension will be set back from the rear lot line by five feet, thereby allowing the potential for mature plantings;
- and that the excavation will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to the protect the building's facades and the adjacent buildings.

However, in voting to grant this approval, the Commission required:

- that the applicant work with staff to relocate the chimney toward the center of the roof to minimize visibility.

VOTE:



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Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss

9-0-0

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

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