



Date:	1/19/2016
LPC Docket #:	17-6753
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 41 Greenwich Avenue

**Borough:** Manhattan

**Block:** 612      **Lot:** 64

**Historic District:** Greenwich Village Historic District

**Description:** A late Greek Revival style house built by Foster & Van Ostrand in 1848-49, and later altered. Application is to alter the façade and construct 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. The Commission further noted that the building originally had a stoop which was removed prior to 1940, as documented in the historic tax photo.

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

- that the building was altered with the removal of a stoop and the creation of a basement level entrance, and that the work will not result in the elimination of significant historic fabric;
- that the alterations to the basement level and parlor floor will provide an at-grade accessible commercial storefront;
- that the installation of large glass display windows at the ground floor will be in keeping with the scale of adjacent storefronts on the block;
- that the horizontal signband between the first and second floors will recall the historic floor slab, which will be removed to create a double height space within;
- that the proposed rusticated brownstone stucco at the base will recall the masonry base that was present on the building visible in the c. 1940 tax photo;
- that the configuration, metal material and dark painted finish of the storefront is in keeping with other storefronts in the streetscape;
- that the proposed residential glass door will relate to the storefront and create a uniform appearance at the base of the building;
- that the proposed multi-lite windows within the enlarged openings at the second floor will relate well to the configuration of the windows above, and to the adjacent buildings;
- that the signage, consisting of pin-mounted letters at the spandrel and a bracket sign, are in keeping with the type of signage found in the historic district, and will not overwhelm the building;
- that the light fixtures are simple in design and proportionate in scale;
- that the proposed work at the rear façade will not be visible from a public thoroughfare;
- that the removal of the existing rear extensions will not result in any damage to, or demolition of, significant architectural features of the building;
- that the lot is hemmed in at the end of the block, surrounded by other large buildings and extensions, and that a full-lot rear addition in this location will not diminish a cohesive central greenspace;
- that the addition will only be slightly and incidentally visible from a small view point between buildings on Charles Street;
- that the proposed window enlargements will not eliminate any significant architectural features;
- and that the configuration of the proposed enlarged windows at the upper floors will provide scale and articulation and will maintain the character of the building as an individual rowhouse.

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

- that the proposed windows at the second floor remain three punched openings;
- and that the light fixtures be lowered to flank the building entrance, and the bracket sign be lowered to the extent possible.

**VOTE:**



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

8-0-0

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

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