



Date:	3/15/2016
LPC Docket #:	17-8241
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 66 Bedford Street

Borough: Manhattan

Block: 587 **Lot:** 4

Historic District: Greenwich Village Historic District

Description: A Federal style house built in 1821. Application is to construct a rear yard addition, alter the entry, and construct a stoop.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission further noted that Bedford Street has been widened, resulting in a narrow sidewalk that cannot accommodate full stoops; staff finally notes that the entry doorway was modified and lowered, and a fanlight installed, prior to the historic tax photograph.

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

- that the rear addition and deck with new iron railings above will be only minimally visible from 7th Avenue South due to the presence of an existing brick garden wall and vegetation at the sidewalk and only seen in the context of other rear yard accretions;
- that the rear of the building has no significant architectural features that will be lost or damaged by the construction of the proposed rear yard addition;
- that the proposed rear yard addition is modest in scale and will not overwhelm the scale of the building;
- that the proposed rear yard addition is in keeping with the depth and height of other rear yard additions found within the central greenspace;
- that the simple design will harmonize with the rear façade;
- that the windows to be removed in conjunction with the construction of the addition are not 'special' windows;
- that the modified masonry opening for access to the new deck will maintain the same general shape as the existing opening;
- that the proposed removal of the entry door and fanlight, and the installation of a recessed entry and stoop will not result in the loss of any significant architectural features;
- that the design of the proposed stoop and entryway, featuring brownstone-colored cement steps, wrought iron handrails, a recessed entry with molding profiles; and paneled wood door with molding profiles and transom, will replicate the historic features of its neighbor at no. 64 Bedford Street;
- that the design of the stoop is consistent with other approved stoops along Bedford Street;
- that while the recessed entrance and stoop configuration typical of this block may have been a result of a street-widening in the early 20th century, and does not reflect the original stoop condition at this building, the reconstruction of the stoop will return a significant missing feature to the façade, and will help bring the façade closer to its original appearance;
- and that the proposed work will enhance the special architectural and historic character of the building and the streetscape.

VOTE:

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

8-0-0

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

Oppose =

Abstain =

Recuse =



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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