

DATE: 3/3/2015

LPC DOCKET #: 166164

LPC ACTION: APPROVED

ACTION REQUIRED BY OTHER AGENCIES: DOB

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

Address: 237 Bleecker Street

Block: 589 **Lot:** 48

Historic District: Greenwich Village Historic District Extension II

Description: An Italianate style wood frame building originally built as a stagecoach house c.1835 and altered c.1850. Application is to reconstruct the facade and install storefront infill. Zoned C4-3

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 Extension II. The Commission further NOTED that the building was constructed c. 1835 as a wooden stagecoach house and was altered in the Italianate style c. 1870, and that the building is part of a three building complex, 233, 235, and 237 Bleecker Street.

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

- THAT the restoration of the front façade with new painted stamped metal cladding, wood clapboards, wood window enframements and casings and a restored bracketed wood cornice, will accurately replicate and restore historic features found at the building;
- THAT the proposed 2-over-2 double-hung wood windows at the front façade, will replicate the windows seen in the 1930's tax photo and will be in keeping with the building's Italianate style;
- THAT the deteriorated condition of the roof and rear facade warrants reconstruction and THAT the reconstruction of the rear façade and roof will maintain the existing massing and building footprint;
- THAT the rear façade is partially concealed by the building at 13 Carmine Street, does not have a historic fenestration pattern or other significant architectural features, and is not visible from any public thoroughfares; and therefore reconstructing the façade in stucco with no punched openings will not detract from the architectural character of the building;
- THAT the excavation at the cellar will not extend to the rear lot line or substantially eliminate the presence of a rear yard; and THAT the work will be done under the supervision of a licensed professional engineer;
- THAT the historic storefront elements present at the building are badly deteriorated; and THAT the new storefront infill will be installed within existing openings with the historic storefront pier and set-back entrance retained;
- THAT the proposed storefront infill, featuring painted wood piers, paneled wood bulkheads, large glazed display windows with transoms, and a bluestone base will be in keeping with the configuration, materials, and details of storefronts historically found at Italianate style commercial buildings of this age found within the district;
- and THAT the proposed wood sign-band above the storefront featuring metal-pin mounted letters will be in keeping with signage types historically found within the district.

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.