



Date:	12/12/2023
LPC Docket #:	LPC-24-03735
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 34 Perry Street

Borough: Manhattan

Block: 612 **Lot:** 14

Historic District: Greenwich Village Historic District

Description: A Greek Revival style rowhouse built in 1845. Application is to construct a rear yard addition and alter the rear façade.

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 also NOTED that the rear façade was raised and the studio windows were introduced in the early part of the 20th century, during a time when artists took up residency in Greenwich Village.

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

- that the work will not be visible from any public thoroughfares;
- that the rear yard addition to be removed is simply designed and has been altered over time;
- that the proposed rear yard addition will project no farther than neighboring rear yard additions, and that other three-story additions exist within this block, therefore the addition will not overwhelm the adjacent buildings or central greenspace;
- that the proportions, configuration, materiality, and details of the proposed rear yard addition, featuring green-finished composite wood paneling, and multi-light window and door assemblies, is inspired by the existing deteriorated rear addition and will recall historic tea porches found throughout the historic district;
- that the top floor of the rear façade was raised in height and the masonry openings were modified in the early 20th century, therefore the proposed enlargement of a masonry opening will not alter an original fenestration pattern or further diminish the relationship of top floors in this row;
- that the enlarged masonry opening and new multi-light window will recall studio windows found at this building and throughout the historic district;
- that the studio window to be replaced will match the existing window in terms of details, operation, configuration, and finish, and the change in material from steel to wood will not substantially alter the design or character of this significant later alteration;
- and that the proposed work will not diminish the special architectural and historic character of the building or of the Greenwich Village Historic District.

VOTE:

Present: Mark Ginsberg, Angie Master, Sarah Carroll, Frederick Bland, Diana Chapin, Wellington Chen, Everardo Jefferson, Michael Goldblum, Jeanne Lutfy, Anne HolFord Smith

6-4-0

In Favor = M.Ginsberg, A.Master, S.Carroll, F.Bland, D.Chapin, W.Chen

Oppose = E.Jefferson, M.Goldblum, J.Lutfy, A.HolFord Smith

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