



Date:	3/25/2025
LPC Docket #:	LPC-25-06514
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 357 Bleecker Street

Borough: Manhattan

Block: 620 **Lot:** 45

Historic District: Greenwich Village Historic District

Description: A rowhouse built in 1829-30. Application is to construct an interconnected rooftop and rear yard addition.

COMMISSION FINDINGS

The Commission NOTED that the building's scale, materials, and details are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District.

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

- that except for oblique views from limited vantage points, the proposed work will not be visible from a public thoroughfare;
- that the addition, railing and flue will be simply designed, typical in terms of material and neutral in finish, allowing them to have a discreet presence within incidental views from the street;
- that the proposed addition will be in keeping with neighboring rear yard additions in terms of projection into the rear yard and will not diminish the central greenspace;
- that removing the remaining portion of the original top floor, between the building's full-height extension and one adjoining, aligned neighboring façade, which are flanked by full-height rear additions, will not detract from an intact, unifying feature of the row;
- that the brick, stucco and metal materials and red and gray finishes of the addition be in keeping with materials and finishes historically used within the historic district for secondary facades and compatible with their context;
- that the rear façade of the addition will feature punched masonry openings and a masonry division between floor levels which will help the addition to relate well to the character of the block and historic district;
- and that the presence of wide masonry openings, with bands of windows and limited framing, will be consistent with infill at existing rear additions within the block.

VOTE:

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

7-1-1

In Favor = S.Carroll, F.Bland, D.Chapin, J.Lutfy, E.Jefferson, M.Ginsberg, A.Master

Oppose = M.Goldblum

Abstain = W.Chen

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