



Date:	6/13/2017
LPC Docket #:	LPC-19-8012
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 769 Greenwich Street

Borough: Manhattan

Block: 634 **Lot:** 56

Historic District: Greenwich Village Historic District

Description: A Greek Revival style residence built in 1839. Application is to construct rooftop additions.

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.

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

- that the proposed work will not eliminate any significant architectural features of the house or surrounding properties;
- that the additions' simple forms and detailing, limited size, and placement at the rear of the house will help them remain secondary to the house and a subordinate presence within streetscape views;
- that a substantial portion of the top floor of the rear façade will remain intact and visible from public thoroughfares, thereby helping to retain a sense of the original scale and massing of the rear of the building;
- that the separation of the massing of the additions and their differences in materials and finishes will help them to be perceived as separate appendages, which will be compatible with the residential scale of the house and fit within the context of the street;
- that the materials, details and finish of the glazed addition, closely replicating such aspects of glazing at the base of the existing addition, will help support a harmonious relationship between the additions and will be compatible with the streetscape context, which includes a modern neighboring building, featuring a glazed room of equivalent placement, size and form;
- that the extension of the existing elevator addition will be set back from the street facades of the building and only visible from a public thoroughfare from a limited portion of Bank Street in conjunction with the rear of the building and will not significantly exceed the heights of the house and surrounding properties in this view;
- and that the metal material and gray finish of the extension will be consistent with utilitarian rooftop accretions found throughout the historic district.

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

- that the applicant work with staff to ensure that the drainage at the glass enclosure will be compatible and appropriate for the building.

VOTE:

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

10-0-0

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

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