



Date:	11/22/2016
LPC Docket #:	19-4367
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 327 West 4th Street

**Borough:** Manhattan

**Block:** 615      **Lot:** 58

**Historic District:** Greenwich Village Historic District

**Description:** A late Federal style row house built in 1827-28. Application is to construct a rooftop addition, excavate the rear yard, alter the rear façade, replace the front entrance, and paint façade elements.

### COMMISSION FINDINGS

The Commission NOTED that the building's scale, style, 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 previously proposed door and surround has been revised to replicate the historic condition that exists at a sister building, and will be reviewed at staff level.

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 historic fabric;
- that the design of the proposed rooftop addition with a sloped front, featuring zinc cladding and a large operable assembly of multi-light metal windows, will be evocative of artist studio windows characteristic of the historic district;
- that the stair bulkhead, featuring a low metal and glass assembly with an operable roof, simple metal railings, and metal flue extensions integrated into the body of the rooftop addition, and the one-story enlargement of the brick extension with screened rooftop mechanical equipment, will utilize materials typical of rooftop structures and will be seen in context with a larger adjacent apartment building, helping these elements recede from view;
- that the limited excavation at the rear yard adjacent to the rear façade, much of which was previously excavated for a below grade vault, will not significantly alter the relationship of this yard to the neighboring yards;
- that the proposed rear yard excavation will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building's facades and the adjacent buildings;
- that the alterations to the lower floors of the rear façade and rear yard will not be visible from any public thoroughfares;
- that although the proposed fenestration at the rear façade will no longer reflect the original pattern, it will be regularized in a manner consistent with the adjacent townhouse;
- that the proposed double-height window assembly, featuring multi-light windows divided by mullions and a spandrel panel between floors, will reference the floor plate and have a level of texture and scale in keeping with the character of a rowhouse;
- that although black was not a color originally used for fenestration on Federal era buildings, the building has been altered over time and exhibits features from these later alterations, thereby supporting the proposed color scheme;
- and that the proposed work will not diminish the special architectural or historic character of the building and the Greenwich Village Historic District.

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

- that the applicant work with staff to increase the amount of glazing at the studio window, use brick cladding at the side wall of the rooftop addition, and set back the railings on the rooftop addition to reduce visibility.

#### VOTE:

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

8-0-0

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



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Oppose =  
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