



Date:	2/7/2017
LPC Docket #:	19-4140
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 81 Charles Street

Borough: Manhattan

Block: 621 **Lot:** 76

Historic District: Greenwich Village Historic District

Description: A French Second Empire style rowhouse built c. 1867. Application is to construct rooftop and rear additions and excavate the cellar and rear yard.

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 alter, eliminate or destroy any significant architectural features of the building;
- that the proposed rooftop addition will be set back from the front façade and the rear addition will not rise the full height of the building, thereby helping to retain defining aspects of the building's original scale and massing;
- that although the framing components of the rooftop addition will be within close proximity to the rear façade, its angled form and the recessed placement of the infill will help the addition to visually recede and remain a separate and secondary presence;
- that the occupiable portion of the rooftop addition will be typical in terms of height;
- that the trellis, wood fence and high point of the bulkhead will be modest in footprint and constructed away from the front and rear of the building and will not result in the cumulative effect of the rooftop constructions overwhelming the building;
- that the proposed rear addition will be in keeping with other rear additions at rowhouses within this block in terms of form, number of floors and projection into the rear yard, thereby helping the addition to remain a harmonious presence;
- that the proposed rear addition will feature a solid to void ratio which will be compatible with the residential scale and character of this rowhouse;
- that the scoring and texture of the proposed cement fibre board cladding for the additions will help this modern material recall, in a contemporary way, the scale and texture of masonry and metalwork units historically used at buildings of this type, style and age;
- that the block features a variety of tall fences and walls at the ground level of the rear yards, therefore the presence of a solid wood fence, with a maximum height of 8'-10", will not diminish the continuity of the central greenspace;
- that the proposed excavation will not extend to the rear lot line, thereby maintaining an area for significant plantings in the rear yard;
- that the excavation, and related underpinning will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's façades and the adjacent buildings;
- that, except for the rooftop flues and fence, none of the work will be visible from a public thoroughfare;
- and that the flues will feature a dull metal finish and will be simply designed, typical in terms of placement, and only visible from public thoroughfares from select vantage points, within the context of a row, which features accretions of similar type, size and placement.

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

That the applicant will work with staff to lower the stair bulkhead, to set back the rear side of the rooftop addition so that it is 3'-0" from the rear edge of the top floor of the building, and to pay particular attention to the excavation work that might be impacted by the existence of granite.

VOTE:



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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 =

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