



Date:	10/24/2017
LPC Docket #:	LPC-19-8638
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 181 Bleecker Street

Borough: Manhattan

Block: 540 **Lot:** 40

Historic District: South Village Historic District

Description: A stripped Greek Revival style rowhouse originally built in 1829. Application is to reconstruct the primary façade above the ground floor.

COMMISSION FINDINGS

The Commission NOTED that the scale and materials of portions of the building are among the features that contribute to the special architectural and historic character of the South Village Historic District. The Commission further NOTED that the building has undergone numerous alterations both historically and more recently, which have eliminated most of the historic fabric at the front façade. Finally, the Commission NOTED that the owner undertook temporary repairs in early 2017 in order to address Department of Buildings violations for bulging exterior walls and related structural issues.

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

- that the upper two stories of the building contain no significant architectural features, therefore their demolition will not diminish the special architectural or historic character of the historic district;
- that the proposed height of the front façade is consistent with the existing building height and approximates the range of heights of buildings on Bleecker Street,
- that the proposed two-over-two double-hung windows in enlarged masonry openings with cast brownstone sills and lintels will help return the Bleecker Street façade closer to its historic appearance;
- that the use of brick in a running bond pattern with thin mortar joints on the upper two stories will recall the brickwork found at other Greek Revival style buildings within the historic district;
- and that the simple design of the upper two stories will be compatible with the surrounding buildings in the streetscape and will not detract from the significant historic and architectural character of the South Village Historic District.

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

- that the applicant work with staff to conduct further investigations regarding the size of the historic windows to inform the final design.

VOTE:

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

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, 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