



Date:	2/5/2019
LPC Docket #:	LPC-19-29452
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 102 Greenwich Avenue

**Borough:** Manhattan

**Block:** 617      **Lot:** 32

**Historic District:** Greenwich Village Historic District

**Description:** A late Federal style house built in 1829. Application is to legalize the construction of a rooftop bulkhead without Landmarks Preservation Commission permit(s).

### 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 THE PROPOSAL WITH MODIFICATIONS, finding:

- that none of the work damaged or destroyed any significant features of the roof or building;
- that the bulkhead is small in size and set back from the front façade, tucked between two large chimneys;
- and that the bulkhead is only visible at a distance from public thoroughfares in the context of other utilitarian rooftop accretions.

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

- that the cladding be changed to brown finished metal or stucco to help it blend in with surrounding rooftop accretions.

#### VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

10-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, D.Chapin, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy, A.HolFord Smith

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