



Date:	2/5/2019
LPC Docket #:	LPC-19-32223
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 29 Downing Street

**Borough:** Manhattan

**Block:** 527      **Lot:** 92

**Historic District:** Greenwich Village Historic District Extension II

**Description:** A rowhouse built c. 1829 and later altered in 1870, 1920 and 1924 as a multiple dwelling, garage and studio with vernacular features. Application is to alter the façade and replace infill.

### COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the mixed-use and diverse architectural and historic character of the Greenwich Village Historic District Extension II. The Commission further NOTED that the building was originally built as a two-story frame house in 1829; that it was altered c. 1870 with the construction of a third story and new brick façade; and that it was altered again in 1920 with the installation of a garage and new window openings, and in the 1920s by the conversion of the second and third floor to apartments.

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

- that the removal of the existing infill at the ground floor and windows at the upper floors will not eliminate significant historic fabric or special windows;
- that while this historic district contains some significant early-20th century alterations that evoke Greenwich Village's history as an artistic enclave, the installation of the existing decorative cement transom bar, ceramic tiles, decorative plaques with cement light fixtures and other façade work occurred in the late 1970s, and therefore is not representative of the large influx of artists who resided and worked in this and neighboring historic districts in Greenwich Village during the early-20th century through late 1960s or the types of architectural features typically associated with them;
- that the proposed work at the façade, including the installation of new infill at the garage opening with two-over-two double-hung wood windows, the installation of a wood sign panel, and the repainting of the façade and metal and stone elements to match the historic underlying masonry, will return this façade closer to its c. 1940 appearance;
- that the proposed wood-and-glass infill, consisting of crossbuck doors featuring clear glass with vertical metal muntins, and multi-light wood transoms with a wood finish, will evoke the historic 19th and early 20th century infill in terms of design and configuration;
- and that the proposed alterations will enhance the special architectural and historic character of the building and of the Greenwich Village Historic District Extension II.

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

- that the new windows and doors be painted with a dark-painted finish;
- and that the applicant work with staff to refine the depth and details of the new wood doors.

#### VOTE:

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

9-0-0

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



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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