



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 10/02/17	EXPIRATION DATE: 6/27/2023	DOCKET #: LPC-19-17232	COFA COFA-19-17232
ADDRESS: 55 HORATIO STREET		BOROUGH: Manhattan	BLOCK/LOT: 627 / 22
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Philip Matthews
55 Horatio Street
New York, NY 10014

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 27, 2017, following the Public Hearing of the same date, voted to approve a proposal for certain work at the subject premises, as put forth in your application completed on June 1, 2017, and as you were notified in Status Update Letter 19-10686 (LPC 19-10686), issued on June 29, 2017.

The proposal, as approved, consists of the removal of the existing concrete sidewalk on Horatio Street, excavating to a depth of 22 inches, and the construction of an areaway, measuring 4'-6" feet in width, and featuring bluestone paving and steps, and surrounded by metal ironwork; as shown in a digital presentation, titled "55 Horatio Street," dated May 11, 2017 and prepared by Christopher Stienon, R.A., including fifteen (15) slides, consisting of photographs, renderings, and drawings, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District designation report describes 55 Horatio Street as a Greek Revival style rowhouse built in 1848; and 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.

With regard to this proposal, the Commission found that the proposed work will not damage or destroy any significant architectural features; that the proposed areaway configuration is in keeping with areaways found elsewhere in the Greenwich Village Historic District, and is modest in scale and will not overwhelm the streetscape; that the materials of the proposed areaway, including bluestone paving and iron railings, are in keeping with the material palette of the building and the streetscape; that the design of the proposed ironwork is consistent with the Greek Revival style of the rowhouse; that the height and scale of the ironwork is in keeping with the scale of the façade and relates to the heights of other ironwork found within the streetscape; and that the work will not detract from the building or the special architectural and historic character of the building or the Greenwich Village Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design. Subsequently, on September 21, 2017, the Commission received drawings labeled A-001, A-101 through A-103, and DM-101, dated August 15, 2017, prepared by Christopher Stienon, R.A. Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-17232 is being issued.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Karina Bishop.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Christopher Stienon, urban matrix

cc: Caroline Kane Levy, Deputy Director; Christopher Stienon, urban matrix