



Date:	3/6/2018
LPC Docket #:	LPC-19-19946
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 137 West 13th Street

Borough: Manhattan

Block: 609 **Lot:** 163

Historic District: Greenwich Village Historic District

Description: An altered Greek Revival style rowhouse built in 1845. Application is to construct rear yard and rooftop additions, excavate the rear yard, and replace the windows and door.

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 application, finding:

- that the proposed work will not eliminate or damage any significant architectural features of the building;
- that the multi-light configuration of the wood casement windows will provide the scale and articulation found in historic windows at buildings of this age and style and the operation will recall the windows that were present at the parlor floor and top floor at the time of the 1940s tax photograph;
- that the use of casement windows at the second floor will maintain unity of fenestration throughout the façade, which historically had casement windows at the parlor and top floors;
- that the proposed gray stucco clad rooftop addition and elevator bulkhead, wood mechanical screen, and a glass and metal railing, will be set back from the front façade and will only be minimally visible from limited oblique angles on West 13th Street;
- that although the flue extensions will be partially visible over the primary façade, they will feature a neutral finish and will be typical of other similar flue extensions at buildings of this type, style, and age throughout the historic district;
- that the building is surrounded by large buildings and other rear yard incursions, therefore the presence of the proposed rear yard addition will not diminish a coherent central green space;
- that the proposed rear yard addition, featuring large window openings, balconies, and limestone cladding, will be of a modest height and depth, and will not be visible from a public thoroughfare;
- that the existing rear façade is covered in a cementitious coating that most likely cannot be removed without damaging the underlying bricks, therefore, rebuilding the rear façade in kind with salvaged brick and the existing cornice will return it closer to the historic condition;
- that the excavation at the rear yard will be held back six feet from the rear property line, thereby retaining the presence of a substantially deep planting bed;
- that the excavation at the cellar and under the rear yard will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed engineer to protect the building and the adjacent buildings;
- and that the proposed work will not detract from the special architectural and historic character of the building and the Greenwich Village Historic District.

VOTE:

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

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, W.Chen, M.Devonshire, M.Goldblum, K.Vauss, J.Lutfy, A.HolFord Smith

Oppose =

Abstain =

Recuse =



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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