



Date:	3/20/2018
LPC Docket #:	LPC-19-18570
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 56 Bank Street

Borough: Manhattan

Block: 623 **Lot:** 36

Historic District: Greenwich Village Historic District

Description: A Greek Revival style rowhouse built in 1833. Application is to construct a rooftop addition, create lot line window openings, and replace windows.

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 the proposed work will not eliminate any significant architectural features;
- that although the black painted finish for the front façade windows is not consistent with the historic finishes typically found at windows of houses of this style and age, the color is consistent with later finishes found on similar buildings in this historic district, is easily reversible and when seen in conjunction with the black painted cornice and door, will help support a unified façade composition;
- that the rooftop addition will be set back from the front façade, thereby helping to retain defining aspects of the house's original scale and massing;
- that the rooftop addition and railings, when seen from public thoroughfares, at this house, situated between taller neighboring buildings, will be within the context of secondary facades of neighboring buildings, within a varied streetscape, helping them to remain a secondary presence;
- that the typical materials and simple design of the rooftop addition, railings and flues will further help them remain a subordinate presence;
- that the rear façade of this house is not part of an intact row and is simply designed and is partially obscured by a rear addition, which extends above the house's rear parapet, therefore the presence of a rooftop addition, aligning with the rear façade, and the redesign of the rear façade will not diminish any significant features or detract from the unity of the row;
- that the rear façade, rear addition and yard are almost entirely surrounded by secondary lot line facades of taller neighboring buildings, therefore, the redesign of the rear façade and rear addition and excavation of the yard will not detract from surrounding properties or a contiguous greenspace;
- that the brickwork cladding material and the size and placement of the masonry openings at the rear façade and rear addition will be compatible with the house's typology;
- that the alterations to the rear of the house and the yard will not be visible from a public thoroughfare;
- and that the proposed window openings at the lot line façade will be small in size, installed at plain masonry at a secondary façade, and only obliquely visible from a public thoroughfare.

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

- that the applicant work with staff to modify the set back of the front of the rooftop addition to simplify the form;
- set back the railings from the front façade, reducing their visibility from public thoroughfares;
- and modify the finish palette of the addition and railings to be more uniform to help it blend it with its context.

VOTE:

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

8-0-0



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