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| Date:                              | 2/6/2018                       |
| LPC Docket #:                      | LPC-19-13719                   |
| LPC Action:                        | Approved with modifications    |
| Action required by other agencies: | DOB                            |
| Permit Type:                       | CERTIFICATE OF APPROPRIATENESS |

**Address:** 1 Perry Street

**Borough:** Manhattan

**Block:** 613      **Lot:** 61

**Historic District:** Greenwich Village Historic District

**Description:** A late Greek Revival style building built in 1844-45. Application is to modify and paint the ground floor and install a storefront, signage, awnings and HVAC equipment.

### 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 WITH MODIFICATIONS, finding:

- that the proposed work will not eliminate any significant architectural features;
- that the proposed work will modify the existing openings to be more consistent with the historic early 20th century openings at the building base in terms of their sizes and proportions, while also corresponding to existing interior configurations and structural supports;
- that the proposed storefront and upper floor entrance infill will be in keeping with historic infill added to buildings of this age and style in the early 20th century in terms of its materials, finishes and levels of articulation and transparency;
- that the storefront infill at the existing rear extension will be in keeping with historic infill in terms of configuration and proportions;
- that the corner storefront will feature proportions that are compatible with the scale of the masonry openings and a configuration that is consistent with modern storefronts found elsewhere in the historic district and compatible with the altered base of the building;
- that the temporary voids, which will be created when the paired doors are open, will be moderate in size and will not disrupt the solid to void ratio at the building's base;
- that the size, materials, and placement of the signage, menu boxes and discreetly placed lighting will be typical of installations of this type at storefronts throughout the historic district and will not detract from the building or streetscape;
- that the sign panel at the corner will recall the cornice and signage which historically had existed at the building in terms of its placement and size and will help conceal an existing atypical, projection of the façade, associated with existing structural framing, above the corner entrance;
- that the proposed awnings will be consistent with historic awnings in terms of their materials, finishes, placement, and unframed skirts;
- and that the proposed roof railing will be consistent with standard installations for fall protection in terms of its placement and height.

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

- that simply designed railing be installed at the roof of the extension to help the rooftop accretions become a more discreet presence.
- and that an architectural element be added to create a break above the ground floor.

#### VOTE:

Present: Meenakshi Srinivasan, 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 = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy,



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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