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| Date: | 7/24/2018 |
| LPC Docket #: | LPC-19-25704 |
| LPC Action: | Approved with modifications |
| Action required by other agencies: | DOB |
| Permit Type: | CERTIFICATE OF APPROPRIATENESS |

Address: 159 Charles Street - 159 Charles Street House

Borough: Manhattan

Block: 637 **Lot:** 40

Historic District: Individual Landmark

Description: A Greek Revival style rowhouse built in 1838. Application is to construct a rear-yard addition; modify masonry openings, lintels, and door surround; install rooftop mechanical equipment; and paint the front and rear facades.

COMMISSION FINDINGS

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

- that although the metal lintel caps are an early historic alteration to the building, they are in a deteriorated condition and are not unique or part of a significant redesign of the façade;
- that the removal of the metal capping and recreation of masonry lintels and sills, utilizing brownstone-colored stucco, will return the façade closer to its original composition;
- that the painting at the front façade will be consistent with the painting of facades during the 19th century after original construction;
- that the installation of skylights and flues and construction of the rear addition will not alter or eliminate any significant architectural features of the roof or rear façade;
- that the extension of the flues is required by NYC Building Code and their dull grey finish will help them remain subordinate features in the roofscape;
- that only a portion of the skylights will be visible from limited views over the side façades, and will be seen in the context of other rooftop accretions and a taller building;
- that the HVAC units will be seen at a distance over side facades from Charles Street and Charles Lane, in the context of a taller building, and will not detract from any significant architectural features of the building;
- that the rear yard addition will not be visible from any public thoroughfare;
- that the proposed rear yard addition will not rise to the full height of the building and will retain a residential scale, and, therefore, will not overwhelm the building;
- that painting the unpainted masonry at the rear façade will help unify the treatment of the façade, which consists of painted, unpainted, and glazed brick;
- and that the modification of the masonry opening at the top floor of the rear façade will regularize the fenestration pattern and maintain the character of this rowhouse.

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

- that the details and profiles of the lintels be further investigated and refined in consultation with staff.

VOTE:

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

10-0-0

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

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