

Greenwich Village Society for Historic Preservation

Design Review Guidelines

1. Design Review Principles for New Construction

- a. What is the sense of place in the area of the new construction and how would the new construction affect that sense of place?
- b. What is the predominant architectural vocabulary of the neighboring buildings and the street?
- c. How would the new construction contribute to the streetscape?
- d. How would the massing of the new construction fit with its surroundings?
- e. What is happening at the street level?
- f. What is the quality of the proposal's composition, proportions, materials, and details?

2. Design Review Principles for Alterations to Existing Buildings

- a. What was the building originally, what alterations have been made to it over time, and how would this alteration/addition affect the building?
- b. What is the sense of place in the area of the altered building and how would the alteration/addition affect it?
- c. What is a person's experience of the building at street level?
- d. How would the alteration/addition contribute to the building and the streetscape?
- e. What is the quality of the proposed addition's/alteration's composition, proportions, materials, and details?

3. Criteria for Evaluation and Comment

- a. Rooftop additions
 - i. How visible is it from the street?
 - ii. Is there a historic roof line or slope that would be affected by the addition?
 - iii. Are the materials appropriate to the type of addition?
- b. Rear yard additions
 - i. Does the block's doughnut have a particular or unusual quality?
 - ii. Is the building particularly distinguished or deserving of special scrutiny?
 - iii. What is the degree of public accessibility to the rear yard?
 - iv. Is the proposed addition legible as an addition?

- v. What historic fabric on the rear of the building would be lost?
- c. Storefronts
 - i. What elements of a historic storefront (such as iron-work, wooden storefront pieces, cast iron columns) exist currently and how would they be affected by the new storefront?
 - ii. Is the storefront proposed design appropriate to the character of the building? To the street?
 - iii. If the building is not architecturally significant, is the storefront proposal in keeping with the character of the street?
- d. Façade alterations
 - i. Follow the general regulations for alterations/additions above
- e. Structural Stability due to demolition or excavation of a cellar or rear yard:
 - i. If excavation or demolition are proposed, is there evidence of engineering best practices, such as existing condition survey of adjacent structures to determine wall/party wall and foundation conditions, soil testing, monitoring for vibration and cracks on adjacent structures as required by DOB according to [TPPN 10/88](#) in historic districts?
 - ii. If underpinning of an existing bearing wall of a pre-1870 masonry structure is proposed, especially in the case of a party wall, is the owner aware of the risks under even the best circumstances?