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?