



Historic Preservation Commission

June 22, 2022 Historic Preservation Commission

Title

Petition of Greenline Architecture Inc. | 22-002605-COA | 401 West 41st Street | Rehabilitation and Rooftop Addition

Description

The applicant is requesting approval for the rehabilitation of the main historic buildings, the removal of a second story addition & replacement with a connector, the construction of a new addition (one-story addition atop the one-story brick building and a two-story addition which extends behind the one-story brick building), and a new fence in the rear yard for the property located at 401 West 41st Street.

Recommendation

Continue the rehabilitation of the main historic buildings, the removal of a second story addition & replacement with a connector, the construction of a new addition (one-story addition atop the one-story brick building and a two-story addition which extends behind the one-story brick building), and a new fence in the rear yard for the property located at 401 West 41st Street, for a maximum of 90 days, **to allow the application to address the following:**

Historic Main Buildings & Fence:

1. Remove the painting of the brick on the side facade from the scope of the project.
2. The windows within the historic buildings must be wood, single pane, with a 2/2, true divided light pattern.
3. Provide clarification regarding Wall Section – B, and the placement of new brick atop existing brick.
4. Revise the fencing material to be wood or another visually compatible material.

Rear Addition on Two-Story Wood Frame Building:

5. Provide more information regarding the existing addition on the rear of the two-story building, including photographs of what exists behind the stucco on the front façade.

Rooftop Addition:

6. Redesign the addition to be more visually compatible with the historic building, including minimizing the massing and increasing the setback from the parapet.
7. Revise the exterior walls of the rooftop addition to feature horizontal siding or a different exterior wall material.

Contact

Financial Impact

Review Comments

Attachments

- ☞ [Staff Recommendation - 22-002605-COA - 401 W 41st St.pdf](#)
- ☞ [Submittal Packet - Description and History.pdf](#)
- ☞ [Submittal Packet - Drawings.pdf](#)
- ☞ [Submittal Packet - Materials.pdf](#)
- ☞ [Submittal Packet - Composite Wood Fence Physical Sample.pdf](#)
- ☞ [Staff Research - Site Map and Photos.pdf](#)