



Date:	9/22/2015
LPC Docket #:	16-9175
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 58-60 9th Avenue

Borough: Manhattan

Block: 738 **Lot:** 78

Historic District: Gansevoort Market Historic District

Description: A pair of Greek Revival style rowhouses built in 1841-42. Application is to enlarge a rooftop addition, construct bulkheads, raise a parapet, and install lintels.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the architectural and historic character of the Gansevoort Market Historic District.

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

- that none of the work will cause the removal of, or damage to, any significant architectural features;
- that the addition will be modest in size and, except for the stair bulkhead, will not exceed the height of the existing addition, and will be sited within the context of neighboring buildings which have already been enlarged equivalently or larger, helping the addition to remain subordinate to the buildings without overwhelming or detracting from the buildings or row;
- that the massing of the rear of these buildings has already been significantly changed, with the existing full lot one story addition and rooftop addition, therefore this work will not diminish a significant historic massing profile;
- that the rear facades of the buildings are simply designed and significantly altered, therefore the presence of the addition, aligning with the rear façades, will not detract from any significant architectural features at the rear of the building;
- that the stucco cladding and residential scale of the masonry openings at the addition, mimicking the rhythm of the historic openings, will be harmonious with the buildings' typology;
- that most of the work, will not be visible from a public thoroughfare, with the exception of the stair bulkhead and windows;
- that the new window openings and windows at the front of the existing penthouse will be well scaled to the façade, typical in proportions, simply designed, and only partially seen from public thoroughfares from limited views;
- that the presence of a moderately visible rooftop bulkhead is consistent with the character of the historic district which historically featured a variety of rooftop accretions;
- and that the simple massing and stucco material of the elevator bulkhead will help it to remain a subordinate presence when seen from public thoroughfares.

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

- that the applicant work with staff to ensure that the color of the stucco at the bulkheads is appropriate and will not call undue attention to these installations.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, John Gustafsson, Roberta Washington, Kim Vauss

8-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, J.Gustafsson, R.Washington

Oppose =

Abstain =

Recuse = K.Vauss



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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