



Date: 10/20/2015  
LPC Docket #: 17-0844  
LPC Action: Approved  
Action required by other agencies: DOB  
Permit Type: CERTIFICATE OF APPROPRIATENESS

**Address:** 60 West 11th Street

**Borough:** Manhattan

**Block:** 574      **Lot:** 14

**Historic District:** Greenwich Village Historic District

**Description:** A Greek Revival style house built in 1843. Application is to construct a rear yard addition and alter the roof.

### COMMISSION FINDINGS

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

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

- that the construction of the rear yard addition will not eliminate or damage any significant features of the rear façade or rear yard;
- that the new rear yard addition will not be visible from a public thoroughfare;
- that the proposed addition will not overwhelm the building and will retain the scale and character of the rowhouse;
- that the new rear yard addition will not extend further into the rear yard than the existing rear yard addition upon which it is to be constructed and therefore will not overwhelm the rear facades of any other buildings nor will it further diminish the central green space;
- that the new skylight dormer at the rear roof and the reverse dormer at the front roof will not encompass the entire width of the roof, and the historic roof pitch will be maintained at either side of each dormer;
- that the design of the new dormers will not detract from any significant architectural features of the building or streetscape;
- that a small portion of the front reverse dormer hood will be visible from the street, that visible front dormers are a typical feature of buildings of a similar age and style found elsewhere in the historic district, and that this amount of visibility will not detract from any significant features of the building or streetscape;
- and that raising the chimney is required by code, that the portion of the expanded chimney will match the existing masonry, and that it will neither detract from any significant architectural features of the building nor diminish the special character of the roofscape.

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

- that the height of the rear dormer be reduced to not be visible from the street.

#### VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss

8-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss

Oppose =

Abstain =

Recuse =

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