



Date:	12/8/2015
LPC Docket #:	17-4107
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 46 Morton Street

**Borough:** Manhattan

**Block:** 583      **Lot:** 21

**Historic District:** Greenwich Village Historic District

**Description:** An Anglo-Italianate style rowhouse built in 1854. Application is to modify masonry openings and construct a bulkhead and install planters and railings at 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 no significant architectural features will be eliminated or altered by the construction of the bulkhead, railing, or planters;
- that the bulkhead, railing, and planters will be simply designed and visible from public thoroughfares from limited vantage points, over a secondary façade of the building;
- that the stucco finish of the bulkhead will be in keeping with utilitarian rooftop accretions at buildings of this type, style, and age, helping it to remain a discreet presence at the roof;
- and that enlargement of the windows at the top floor of the rear façade will only be a modest increase in height and will retain the historic width and will not be visible from a public thoroughfare.

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

- that the applicant work with staff to reduce the visibility of the bulkhead.

#### VOTE:

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

8-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, 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