



Date:	10/20/2015
LPC Docket #:	17-4512
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 17 Commerce Street

Borough: Manhattan

Block: 587 **Lot:** 66

Historic District: Greenwich Village Historic District

Description: A Federal style house built in 1830. Application is to alter the roof, construct a dormer, and install rooftop mechanical units.

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 installation of the dormer and mechanical units at the rear of the roof will not cause damage to, or the removal of any significant historic material;
- that the proposed shed dormer and mechanical units will not be visible from any public thoroughfare;
- that the dormer will not encompass the entire width of the roof as the historic roof pitch will be maintained at one side;
- and that rear shed dormers of this size, scale and detailing are in keeping with historic alterations to a buildings of this age and style.

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

- that the applicant work with staff to revise the design of the dormer fenestration to better recall the proportions and details of traditional dormers.

VOTE:

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

9-0-0

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