



Date:	10/20/2015
LPC Docket #:	17-4704
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 36 West 10th Street

Borough: Manhattan

Block: 573 **Lot:** 24

Historic District: Greenwich Village Historic District

Description: An Anglo-Italianate style townhouse, attributed to the architect James Renwick Jr. and built in 1856. Application is to alter the rear façade.

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 none of the proposed work will be visible from a public thoroughfare;
- that the redesign of the rear façade will retain the significant characteristics of this façade, including the coursing pattern, corbeled brickwork cornice, solid to void ratio, and alignment with the row;
- that the reconstruction of the façade will reuse the existing historic brickwork, eliminate existing mismatched masonry repairs and replacement, and facilitate the use of the historic masonry at the returns of the new openings;
- that maintaining the historic bricks and alignment of the façade plane and the use of punched openings will help to support the significant unifying aspects of the row;
- that the recessed placement of some of the infill will be a discreet difference from the slightly set back historic infill at the neighboring properties when seen within the context of the row;
- that the metal at the spandrel between the second and third floors and masonry at the spandrels between all of the other floors will help retain a sense of the historic floor levels and the residential scale of this rowhouse;
- that the small size of the historic top floor window openings is a significant architectural feature and will be retained;
- that the enlargement of some of the upper floor openings will be consistent with existing alterations found at small top floor windows of buildings of this row;
- and that the proposed work will not detract from the special architectural features of the building and historic district.

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

- that the openings and glazing depth of the upper two floors of windows of the rear façade be retained.

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