



Date:	12/8/2015
LPC Docket #:	17-6170
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 15 West 9th Street

**Borough:** Manhattan

**Block:** 573      **Lot:** 52

**Historic District:** Greenwich Village Historic District

**Description:** An Anglo-Italianate style row house built in 1855. 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. The Commission further noted that a submitted engineer's report indicates that the bay was heavily modified c. 1950 when the cellar floor of the bay was removed.

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

- that the rear elevation is not visible from any public thoroughfare;
- that although the multi-story bay was originally consistent on three houses in the row, numbers 11, 13 and 15; only number 13 remains intact, and number 11 has been completely modified;
- that the bay was modified c. 1950 with the removal of the lower level, which has compromised its structural integrity;
- that the proposed flush window configuration at the ground floor and the proposed projecting window recalls the height and width of the historic bay;
- and that the removal of the projecting bay will increase the amount of green space in this non-conforming rear yard.

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

- that the rear yard addition at the second floor be restricted to the dimensions of the original bay.

#### 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