Landmarks Preservation Commission

Date:	1/19/2016
LPC Docket #:	17-6797
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 11 East 11th Street
Borough: Manhattan
Block: 569 **Lot:** 38
Historic District: Greenwich Village Historic District

Description: A building originally constructed as a stable prior to 1898, modified as a garage, and later altered for use as a synagogue. Application is to reconstruct the front façade, construct an addition, create and close window openings, and alter the front yard.

COMMISSION FINDINGS

Staff NOTED that the building's style, scale, materials, and details are among the features that 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 Commission previously approved demolishing and reconstructing the front façade;
-that the location of the building at the rear of the lot will help make the proposed projection of the new façade difficult to discern from a public thoroughfare;
-that the new façade will still be set back approximately 46 feet from the street, and therefore the work will preserve the building's relationship to the street;
-that the relocation of the portico will allow for better access and circulation within the interior spaces, including the sanctuary;
-that the presence of a mature tree in the front courtyard area prohibits the proposed portico from projecting as far forward as the existing portico;
-that although the rebuilt portico and door will not project as far forward as the existing it will still read as a distinct feature of the façade;
-that the proposed façade, featuring salvaged brick window sills and lintels, a stucco finish, decorative tiles and a matching coping stone, will match the details, materials and finishes of the existing façade;
-that the new windows, door and portico will be reinstalled in the same size openings in slightly modified locations, which will recall the historic appearance of the front façade;
-that the proposed windows will match the existing in terms of configuration, operation, finish and materials;
-that the existing leaded glass windows are deteriorated, and the proposed applied lead caming at the new ground floor windows will replicate the appearance of the existing lead caming while allowing for double-glazing; and their distance from the street will make this change difficult to discern;
-that the proposed door, featuring wood framing and glazing, is based on the design of doors seen in historic photographs;
-that the construction of the proposed rooftop addition will not result in the loss or, or damage to, any significant feature of the roof or building;
-that the materials and design of the proposed one-story rooftop addition, featuring a sloped standing seam aluminum roof and metal skylights and railing, will harmonize with the façade, and will not overwhelm the scale or typology of this small converted carriage house;
-that the building is located between two larger apartment buildings and the construction of a visible rooftop addition will not detract from the adjacent buildings or the historic district;
-that the proposed landscaping, featuring brick and bluestone pavers, wood trellises, light fixtures, planting beds and low stone retaining walls, will be in keeping with materials and details found in front areaways of other small scale buildings within the historic district;
-and that the proposed work is consistent with the adaptive reuse of the former garage building as a synagogue.

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

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-that the rooftop addition be set further back from the front façade;
-and that the skylights be eliminated from the front of the rooftop addition.

VOTE:

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

8-1-0

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