



Date:	5/2/2017
LPC Docket #:	LPC-18-7184
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 36 Commerce Street

Borough: Manhattan

Block: 584 **Lot:** 28

Historic District: Greenwich Village Historic District

Description: A Greek Revival style rowhouse built in 1841. Application is to modify the roof, raise the height of secondary facades, alter window openings, and excavate the rear yard.

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 proposed work will not damage or destroy any significant architectural features of the building;
- that the increase in height of the parapets and chimneys and proposed rooftop mechanical equipment and railings will only be minimally visible from public thoroughfares at a distance over secondary facades and will be consistent with parapet and rooftop conditions at other buildings within the historic district;
- that the building is not part of an extant row, therefore slightly increasing the height of the parapet and modifying the window openings at the top floor of the rear façade will not detract from a unified grouping of houses;
- that the change in grade at the rear yard will not detract from a continuous central greenspace;
- and that the excavation and related underpinning will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's façades and the adjacent buildings.

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

- that the applicant work with staff to see if there are less visible alternatives for the skylight railings.

VOTE:

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

9-0-0

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