



Date:	11/14/2017
LPC Docket #:	LPC-19-16240
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 156 West 10th Street

Borough: Manhattan

Block: 610 **Lot:** 21

Historic District: Greenwich Village Historic District

Description: An Italianate style rowhouse designed by James P. Ringgold and built in 1855. Application is to alter the rear façade, excavate the rear yard, construct rooftop bulkheads, and install rooftop mechanical equipment, flue extensions, a trellis, and railings.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials, and details are among the features that contribute to the special 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 at the rear facade, and the construction of the proposed rooftop bulkheads and other rooftop installations will not eliminate any significant architectural feature of the building;
- that the presence of visible bulkheads, as well as flue extensions, railings, screens and trellis, will be in keeping with other visible rooftop elements found at other buildings throughout the historic district;
- that the proposed bulkheads, featuring neutral beige cladding, will be of a modest scale and will set back from the façades, limiting the visual impact on the building and the streetscape, as seen from various vantage points around the building;
- that the proposed bulkheads, trellis, and railing will not be visible directly over the primary façade and will be only partially visible from the east and west on West 10th Street and select locations on Waverly Place, and will not overwhelm the building or the streetscape;
- that the modified masonry openings at the rear façade, featuring a regularized fenestration pattern of punched openings, will not be visible from a public thoroughfare and will not disrupt a contiguous row;
- that the proposed two-story aluminum and glass window and door assembly at the base of the rear facade will maintain masonry piers on both sides of the opening and will utilize a division of floor levels that will be in keeping with the residential scale of the building;
- and that the proposed work will not detract from the special historic or architectural character of the building, the streetscape, or the Greenwich Village Historic District.

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

- that the height and massing of the bulkheads, mechanical enclosures, and trellis be reduced to the greatest extent possible, and that the flues be reconfigured to reduce visibility;
- and that the applicant work with staff to retain and duplicate the punched openings at the top floor.

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 =



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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