



Date:	4/5/2016
LPC Docket #:	17-5791
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 20 East 10th Street

Borough: Manhattan

Block: 567 **Lot:** 16

Historic District: Greenwich Village Historic District

Description: A Greek Revival style rowhouse with Italianate Renaissance style details built in 1846. Application is to alter the front stoop and areaway, construct rooftop and rear yard additions, and excavate the rear yard.

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 minor excavation and relocation of the front basement stair will not significantly change the grade or character of the front areaway;
- that the construction of additions at the roof and rear façade will not alter, eliminate, or conceal any significant architectural features of the building or site;
- that the proposed one-story rooftop addition will not be visible over the primary façade, and therefore will not detract from the architectural character of the façade or the streetscape;
- that the proposed railings and planters at the front terrace of the rooftop will be only minimally visible from oblique angles on East 10th Street, and will not call undue attention to themselves;
- that although the proposed rooftop addition is only minimally setback from the rear façade, the change in material of the addition and retention of the cornice at the top floor of the historic rear façade will help the addition read as a separate volume, and therefore will not alter the perceived height and bulk of the historic rear façade;
- that the proposed work at the rear façade and rear yard will not be visible from any public thoroughfare;
- that the demolition of the existing rear yard addition will not remove any significant architectural features;
- that the building does not belong to a contiguous row and is adjacent to other large rear yard additions, and therefore constructing a new rear yard addition set slightly forward of the existing plane will not significantly alter the scale of the building or diminish its relationship to the adjacent buildings;
- that the proposed rear yard addition will not rise to the full height of the building, and that the façade plane and fenestration pattern of the upper floor of the rear façade will be retained;
- that the proposed rear yard addition is in keeping with the depth and height of other rear yard additions found within the block, and will not overwhelm this or the adjacent buildings, nor diminish the central greenspace;
- that the simple design of the proposed rear yard addition will maintain the scale and character of the house;
- and that the excavation for a below-grade addition 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 facades and the adjacent buildings.

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

- that the applicant work with staff to determine if the existing stoop is original to the building, in order to establish a basis for any alterations;
- and that excavation be set back from the rear lot line at least five feet to allow for substantial plantings at grade.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, Kim Vauss



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In Favor = M.Srinivasan, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, 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