



Date:	4/5/2016
LPC Docket #:	17-4465
LPC Action:	Approved
Action required by other agencies:	
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 86 Bedford Street

Borough: Manhattan

Block: 588 **Lot:** 3

Historic District: Greenwich Village Historic District

Description: A house and stable built in 1831 and altered in the 20th century. Application is to legalize alterations at the roof completed in non-compliance with Certificate of Appropriateness 08-8732.

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, finding:

- that construction of the dormer did not cause the removal of or damage to any special architectural features of the building
- that the dormer is not visible from public thoroughfares;
- that the dormer is set well in from the edges of the roof, thereby preserving the distinctive profile of the steeply pitched roof;
- that the materials of the dormer blend harmoniously with the materials of the roof and rear façade of the building;
- and that the installation of the dormer has not diminished the special architectural and historic character of the building or the historic district.

VOTE:

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

6-1-0

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

Oppose = M.Goldblum

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