



Date:	11/29/2016
LPC Docket #:	17-2251
LPC Action:	Approved
Action required by other agencies:	
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 34 Dominick Street - 34 Dominick Street House

Borough: Manhattan

Block: 578 **Lot:** 63

Historic District: Individual Landmark

Description: A Federal style row house built c. 1826 with Italianate and Colonial Revival style alterations. Application is to construct rooftop and rear yard additions.

COMMISSION FINDINGS

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that the alterations to the rear façade will not be visible from any public thoroughfare;
- that the existing one-story rear extension is a non-historic, twentieth century addition, therefore, its removal will not cause the removal of significant historic fabric;
- that the proposed greenhouse addition, featuring glass and metal cladding, and metal deck and staircase, will maintain the scale and character of the building as an individual rowhouse;
- that the proposed greenhouse will not extend into the rear yard beyond the existing extension, and therefore will not overwhelm the building or the site;
- that the top two floors will remain intact, thereby preserving the scale and character of this Individual Landmark;
- that the rooftop bulkhead and railings will only be minimally visible in conjunction with the primary façade, and from a great distance over the rear façade from Hudson and Watts Streets, and will be seen in the context of and against the backdrop of surrounding tall buildings;
- that the materials palette of the rooftop addition, featuring glass, lead coated copper standing seam roofing, cable guard rails, and dark-grey colored stucco is consistent with typical rooftop accretions and will not call attention to the installation;
- and that the proposed work will not detract from the significant architectural or historic character of this Individual Landmark.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy

8-0-0

In Favor = M.Srinivasan, F.Bland, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, 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