



Date:	1/16/2018
LPC Docket #:	LPC-19-14481
LPC Action:	Approved
Action required by other agencies:	
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 178 Spring Street

Borough: Manhattan

Block: 488 **Lot:** 16

Historic District: Sullivan-Thompson Historic District

Description: An Italianate style tenement building built c. 1854 and altered between 1940-1964. Application is to construct a rear yard addition.

COMMISSION FINDINGS

the Commission NOTED that the style, scale, materials and details of the building are among the features that contribute to the special architectural and historic character of the Sullivan-Thompson Historic District.

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

- that the proposed construction of the one-story rear yard extension will not eliminate or damage any significant architectural features of the building;
- that the proposed rear yard addition will not be visible from any public thoroughfare;
- that the proposed railing will not be visible from the public thoroughfare because of an adjacent rooftop fence;
- that the construction of this full lot rear addition, near a corner at the short end of the block and adjacent to another existing addition, will not overwhelm adjacent properties or detract from the character of the central greenspace, which is minimal in size.
- and that the work will not detract from the special architectural or historic character of the building or the historic district.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Anne HolFord Smith

10-0-0

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

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