



| | |
|------------------------------------|--------------------------------|
| Date: | 2/6/2018 |
| LPC Docket #: | LPC-19-19134 |
| LPC Action: | Approved |
| Action required by other agencies: | |
| Permit Type: | CERTIFICATE OF APPROPRIATENESS |

Address: 487 Hudson Street

Borough: Manhattan

Block: 605 **Lot:** 31

Historic District: Greenwich Village Historic District

Description: A Federal style rowhouse built in 1825-26 as part of the St. Luke in the Fields church complex. Application is to alter the rear façade and install mechanical equipment.

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 the proposal, finding:

- that the proposed work will be visible only at an oblique angle from Hudson Street, and from the garden;
- that the proposed lift and adjacent stair will provide barrier-free access to the building in the least intrusive location and will not call undue attention to itself;
- that the lift will be installed behind the new stair to mitigate its visual presence, and will not overwhelm or detract from the building;
- that the multi-paned wood and glass infill is sympathetic to the architectural and historic character of the building;
- that the proposed new windows follow the location pattern of the existing adjacent windows and will match them in terms of size, materials, configuration, operation, details and finish;
- that the removed brownstone window lintels and sills will be salvaged and re-installed at the new window openings;
- that the removal of the steps and rebuilding a portion of the masonry at the sunken rear areaway will not remove any significant architectural or historic fabric;
- and that the work will not detract from the special architectural or historic character of the building or the site.

VOTE:

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

10-0-0

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