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| Date:                              | 4/5/2016                       |
| LPC Docket #:                      | 18-2699                        |
| LPC Action:                        | Approved                       |
| Action required by other agencies: | DOB                            |
| Permit Type:                       | CERTIFICATE OF APPROPRIATENESS |

**Address:** 41 West 11th Street

**Borough:** Manhattan

**Block:** 575      **Lot:** 70

**Historic District:** Greenwich Village Historic District

**Description:** A Greek Revival style rowhouse built in the mid-1840s. Application is to excavate the cellar.

**COMMISSION FINDINGS**

The Commission NOTED that the building's style, scale, materials and details contribute to the 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 not eliminate or damage any significant architectural features of the building, or historic district;
- that none of the proposed work will be visible from any public thoroughfare;
- that the central greenspace in this block features a variety of grade levels, therefore the new proposed grade level of the rear yard will not diminish the unity of the central greenspace;
- that the proposed excavation will not extend to the rear lot line and will be set back from the rear lot line to provide a five foot area for significant plantings in the rear yard;
- that the excavation, and related underpinning 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 façades and the adjacent buildings;
- and that the proposed work will not overwhelm the building or detract from the special architectural and historic character of the building site or historic district.

**VOTE:**

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

7-0-0

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