



Date:	11/1/2016
LPC Docket #:	18-4022
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 14 St. Luke's Place
Borough: Manhattan
Block: 583 **Lot:** 47
Historic District: Greenwich Village Historic District
Description: A rowhouse built in 1852-53. Application is to construct a rooftop 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 Greenwich Village Historic District.

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

- that the proposed work will not eliminate or damage any significant architectural features of the building;
- that the proposed rooftop addition will be set back from the front and rear facades, and therefore the work will retain a sense of the building's original scale and massing;
- that the proposed rooftop addition and railings will only be visible over the front façade when viewed from a distance from Clarkson Street and Hudson Street through a park, and will be seen in the context of other rooftop accretions on this block, including the existing adjacent penthouse to the east;
- that the simple fenestration and neutral stucco finish of the proposed rooftop addition will help it to blend with the background, and will not detract from the streetscape;
- and that the proposed work will not diminish the special character of the building or the Greenwich Village Historic District.

However, in voting to grant this approval, the Commission required:

- that the the penthouse be lowered and the HVAC and flue extensions be modified to reduce visibility, in consultation with staff.

VOTE:

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

10-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, 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