



Date:	11/27/2018
LPC Docket #:	LPC-19-30175
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	MISCELLANEOUS - AMENDMENT

Address: 36 West 10th Street

Borough: Manhattan

Block: 573 **Lot:** 24

Historic District: Greenwich Village Historic District

Description: An Anglo-Italianate style townhouse, attributed to the architect James Renwick Jr. and built in 1856. Application is to reclad the front façade and modify the rear façade.

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 historic brownstone substrate that was revealed following the removal of the existing stucco is in a deteriorated condition that precludes the use of standard brownstone stucco to match the historic appearance;
- that the proposed precast material will replicate the original texture, color, profiles and details of the original brownstone façade;
- that the proposed details, including profiled window surrounds and rusticated ground floor masonry, are based on historic photographs, matching buildings, and underlying brownstone conditions;
- that the presence of planter boxes, integrated into the reconstructed sills, will not detract from the significant architectural features of the building or row;
- that the configuration and materials of the new infill at the 1st and 2nd floors of the non-visible rear façade, with steel framed fixed and operable casement windows, will be in keeping with the configuration and materials of modern infill found at buildings of a similar age and style;
- and that the alterations to the rear façade will maintain the scale and character of the building as an individual rowhouse.

VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

11-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, 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