



Date:	3/7/2017
LPC Docket #:	LPC-19-7857
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 138-140 West 11th Street

Borough: Manhattan

Block: 606 **Lot:** 41

Historic District: Greenwich Village Historic District

Description: A pair of Italianate style houses built in 1855 and altered c. 1920. Application is to alter the front façade and areaway, alter the existing rooftop addition, replace cornices, and relocate the historic porch at 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. Staff further noted that the buildings were combined in the early 20th century, at which time the windows were altered, the cornices replaced and lowered, and shutters were added.

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

- that the modifications to the front façade, including the replacement and raising of the cornice, installation of shutters, and installation of new decorative façade details will bring the facades closer to the historic Italianate style of the other houses in the row while still retaining elements of the 1920s alteration;
- that the proposed paneled door with pilasters, and the stoop and areaway railings will be consistent with such features found on similar buildings in this district;
- that the modifications to and expansion of the rooftop addition will not eliminate any significant architectural features of the building;
- that the visibility of the addition over the front façade will be limited to the roof railing and that it will be seen in the context of other visible rooftop railings within the row and at buildings of a similar age and style found elsewhere within the historic district;
- that while the rear façade of the building and the rear of the new rooftop addition will be seasonably visible across a school play area from Greenwich Avenue, it will be seen in the context of the other altered facades of buildings within the row;
- that the modification at the rear of the rooftop addition will regularize this element of the façade and will be in keeping in style and scale with the visible rooftop additions found at other buildings within the row;
- that the modifications to the rear façade will retain the scale and character of this house;
- and that the removal, repair, and reinstallation of the historic iron porch at a new location at the rear façade will result in the preservation of this significant architectural feature of the building, and its slight shift to the west will not detract from the historic character of the building or the row.

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

- that the shutters be eliminated from all but the parlor floor.

VOTE:

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

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, J.Gustafsson, K.Vauss, J.Lutfy
Oppose =
Abstain =
Recuse =



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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