



Date:	2/7/2017
LPC Docket #:	19-3341
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 11 Commerce Street

Borough: Manhattan

Block: 587 **Lot:** 63

Historic District: Greenwich Village Historic District

Description: A late Federal/Greek Revival style rowhouse built in 1826. Application is to construct a rooftop addition and railing 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 WITH MODIFICATIONS the proposal, finding:

- that the house and its neighbors were historically enlarged with a new top floor, therefore the alterations to the top floor of the rear façade will not result in the loss of any significant architectural features of the building;
- that the adjacent houses extend further into the rear yard than the subject house, therefore the proposed fenestration will not be seen in context with the adjacent rear facades and will not detract from the historic character of the rear facades;
- that the proposed multi-story window opening, with multi-light metal windows and spandrels, is in keeping with modern alterations at non-visible rear facades found elsewhere within the Historic District and the work will not result in the loss of a significant amount of historic fabric;
- and that given the location of the house, near the intersection of 7th Avenue South, any rooftop bulkhead will have more visibility than usual, and the presence of a somewhat visible copper clad bulkhead and railing would not detract from the building or the roofscape.

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

- that the size of the bulkhead be reduced, that the applicant explore the use of a low-profile bulkhead or hatch, and that the chimney not be raised.

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