



Date:	1/24/2017
LPC Docket #:	19-5118
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 21 West 10th Street

Borough: Manhattan

Block: 574 **Lot:** 55

Historic District: Greenwich Village Historic District

Description: A Greek Revival style house built in 1846. Application is to excavate the front areaway and rear yard, install ironwork, modify the front entrance, and alter 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 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;
- that the excavation at the cellar will not increase the exterior volume of the building, or alter the scale and character of the building;
- that the proposed excavation will not extend to the rear lot line and will be set back from the rear lot line, thereby maintaining a five foot area for significant plantings in the rear yard;
- that lowering the grade level at the rear of the yard will be a modest adjustment and the proposed rear yard wall will be adjacent to an existing masonry wall of equivalent height at a neighboring property, therefore this work will not detract from the relationship of the rear yard to the house or surrounding yards;
- that the removal of the existing planting bed, entrances, areaway railings, steps, paving, door entrance, and Juliet balconies will not result in the elimination of significant historic fabric;
- that the height and scale of the new areaway railings will be well-scaled to the façade and will be consistent with railings and gates found at areaways on buildings of this type and period within the historic district;
- that the design, materials and finish of the proposed Juliet balconies will be in keeping with existing balconies found in the streetscape.
- that the proposed design of the doors and decorative pilasters are in keeping with entrances of other buildings of this age and style within the historic district;
- and that the proposed work will not detract from the special architectural and historic character of the Greenwich Village Historic District.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy

8-0-0

In Favor = M.Srinivasan, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, 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