



Date:	11/14/2017
LPC Docket #:	LPC-19-6142
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 180 Prince Street

**Borough:** Manhattan

**Block:** 503      **Lot:** 19

**Historic District:** Sullivan-Thompson Historic District

**Description:** An Italianate style tenement building designed by August H. Blankenstein and built in 1874. Application is to construct a rear yard addition and excavate the rear yard.

### COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the architectural and historic character of the Sullivan-Thompson 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 proposed work will not eliminate any significant architectural features of the building;
- that the proposed rear yard addition will not be visible from a public thoroughfare;
- that the excavation work at the rear yard will not significantly alter the relationship of this yard to the neighboring yards, and will be built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building's facades and the adjacent buildings;
- that the excavation and addition at the rear yard will not diminish a recognizable central green space;
- that the roof of the full-lot addition, raised several feet above the existing grade and with a green roof, and the small bulkhead close to the base of the façade, will remain below the second floor level and will not eliminate the presence of a rear yard;
- and that the proposed work will not detract from the special architectural and historic character of the building or the Sullivan-Thompson Historic District.

#### 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