



Date:	11/10/2015
LPC Docket #:	17-4904
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 39 West 10th Street

Borough: Manhattan

Block: 574 **Lot:** 64

Historic District: Greenwich Village Historic District

Description: A Greek Revival style town house built in 1838-1839. Application is to modify the front entrance and areaway, and excavate at the rear yard.

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 none of the work will result in the loss of, or damage to any significant architectural features of the building or site, or preclude the restoration of the parlor floor entrance and stoop in the future;
- that the design of the entrance surround and infill will be consistent with a common early 20th century alteration to rowhouses of this age and style when a stoop was removed, including replicating typical parlor floor entrance surrounds and infill, oftentimes with a more simplified design;
- that the surround and wood infill will be well-scaled to the entrance and feature materials and finishes in keeping with the historic material and finish palette of the façade, and profiles and details consistent with the design of the building;
- that the organization of the areaway, with a new stair, aligning in width and placement with the entrance, will help support the prominence of the entrance in keeping with the historical hierarchy of the façade;
- that the existing areaway fencing, which matches the historic areaway fencing in design and may include portions of the original fence, will be retained in the locations which historically had fencing, with the new section of fencing matching the historic design;
- that the proposed trash enclosure will be simply designed, well-scaled to the areaway, typical in placement, finished in a color which will help it blend with its context, and partially screened by the areaway fence, helping it remain a discreet presence;
- that the existing small bluestone pavers were likely cut down from the original pavers or replacement units, therefore, their replacement with a rectilinear pattern of pavers of equivalent size, reusing the existing pavers where feasible, and the new bluestone steps will not eliminate any significant paving material or pattern;
- that the excavation beneath the rear yard will not affect the grade level of the yard, therefore, the work will not affect the relationship of the rear yard to the house or surrounding yards;
- that the excavation will not extend to the rear lot line and will provide an area for significant plantings in the rear yard;
- 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;
- and that none of the proposed work will overwhelm the building or detract from the special architectural and historic character of the building site or historic district.

VOTE:

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

9-0-0

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