



Date:	7/19/2016
LPC Docket #:	18-4960
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 246 West 11th Street

**Borough:** Manhattan

**Block:** 613      **Lot:** 12

**Historic District:** Greenwich Village Historic District

**Description:** A Greek Revival style rowhouse built in 1842. Application is to a remove a studio window dormer, construct rooftop and rear yard additions, excavate the cellar, and alter the areaway and front façade.

### COMMISSION FINDINGS

The Commission NOTED that the building's scale, style, 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, finding:

- that the removal of the existing rear addition will not eliminate or cause damage to any significant historic fabric or architectural features;
- that the proposed rear yard addition will match the depth of the existing rear addition and align with an adjacent rear addition, and therefore will not further diminish the central green space;
- that the proposed rear yard addition will not rise to the full height of the building, maintaining the top floor, and will be consistent with other three-story rear yard additions found at nearby buildings on this portion of the block;
- that the proposed rear yard addition will only be partially visible from an opening in the street wall on West 4th Street, which will reveal the brick side wall, and therefore will not detract from the significant architectural features of the building or the streetscape;
- that the proposed alterations to the top floor of the rear façade, including the removal of the non-original chimney, reconstruction of the dentiled cornice and modest raising of windows and lintels to match those at the adjacent building, will restore certain elements of the historic rear façade, thereby preserving the relationship between this and the neighboring buildings in the row;
- that the proposed cellar excavation will be designed and 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;
- and that the modest excavation to lower the areaway steps and landing adjacent to the building using new bluestone steps and pavers, and lowering of the basement windows at the sills, will be in keeping with typical alterations for expanded basement entrances and consistent with the paving materials historically found in areaways of buildings of this age and type.

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

- that the rear yard excavation be pulled back at least 5 feet from the lot line to allow for substantial plantings;
- that the studio dormer be retained or modified to retain the existing sense of proportions and asymmetry;
- and that the proposed alterations to the front façade be restudied to incorporate more of the surviving historic elements and to better represent the changes to the building over time.

#### VOTE:

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

9-0-0

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