



Date:	5/16/2017
LPC Docket #:	LPC-19-5554
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 77 Washington Place

Borough: Manhattan

Block: 552 **Lot:** 67

Historic District: Greenwich Village Historic District

Description: A Greek Revival style townhouse built in 1844 and altered in 1917. Application is to construct rear yard and rooftop additions, alter rear facades, and replace skylights and install railings at the roof.

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 rear façade of the main building, the front and rear facades of the rear building, and the roofs of both buildings are simply designed and, except for the skylights, the existing early 20th century alterations to these portions of buildings are not reflective of the significant architectural and historic development of the buildings or historic district;
- that although the presence of the existing skylights at the roofs serve as a visual reference to the presence and role of artist studios as part of the history and development of the buildings and historic district, the existing individual simply designed skylights are not significant as individual features, therefore, the replacement of two of the skylights with new skylights, which preserve their function, and the removal of the third skylight, will not detract from the buildings;
- that the proposed replacement skylights will closely replicate the historic skylights in terms of materials, slope, profiles and details;
- that the facades of the buildings to be altered are not unified with neighboring buildings in terms of design, therefore the work will not diminish a historic row;
- that although the proposed addition will exceed the existing buildings in height, it will not obscure the full width of their facades and will be small in footprint in relation to the buildings, thereby helping to retain a sense of the buildings' original scale and massing, while also distinguishing the proposed addition as a modern and subordinate presence;
- that the proposed addition will be built adjacent to the sidewall of a taller neighboring building and largely on the footprint of the existing one story connector to be replaced, with the replacement of only a small paved portion of the existing courtyard, therefore the addition will not overwhelm surrounding properties or detract from a central greenspace;
- that the proposed masonry openings at the rear façade of the main building and both facades of the rear building will not eliminate any decorative masonry or other extant significant architectural features and will be consistent with the residential scale which is typical of houses of this age and style;
- that the presence of the balconies will be consistent with the conditions at the rear façade of the main building which have been present since the early 20th century and will be well integrated into the design for the façade;
- that the alterations to the facades and construction of the addition at the courtyard will not be visible from a public thoroughfare;
- and that the chimney, railing and stair bulkhead will be typical in placement, simply designed, finished to blend with their context, and small in scale in relation to the surrounding secondary facades when seen from public thoroughfares, thereby helping them remain a discreet presence.

VOTE:

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

9-0-0

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



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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