



Date:	11/14/2017
LPC Docket #:	LPC-19-12554
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 182 Waverly Place

Borough: Manhattan

Block: 610 **Lot:** 22

Historic District: Greenwich Village Historic District

Description: A Greek Revival style rowhouse built in 1839. 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 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 demolition of the existing rear yard extensions and construction of the proposed three-story rear yard addition 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 proposed rear yard addition will not project further into the rear yard than the existing rear yard extensions at this and other buildings within the block, and will not eliminate the presence of a rear yard or diminish a central green space;
- that the upper floor of the rear façade will remain intact, thereby preserving the relationship between this and other buildings in the row;
- that the proposed rear yard addition will feature brick cladding, metalwork at the oriel, and multi-light windows and doors, and will utilize traditional materials and features that are typical of rear facades and extensions of rowhouses in this historic district;
- that the excavation work at the rear yard abutting the corner building 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;
- and that the proposed work will not detract from the special architectural and historic character of the building or the Greenwich Village Historic District.

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

- that the applicant work with staff to refine the details at the top of the rear yard addition.

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 =

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