



Date:	11/14/2017
LPC Docket #:	LPC-19-14193
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 184 Waverly Place

Borough: Manhattan

Block: 610 **Lot:** 21

Historic District: Greenwich Village Historic District

Description: A Federal style building built before 1828. Application is to install areaway enclosures, garbage enclosures, and through-wall HVAC louvers, construct rooftop bulkheads, and install rooftop mechanical equipment, flue extensions, railings, and screens.

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 proposed work at the areaways, and the construction of the proposed rooftop bulkheads and other rooftop installations will not eliminate any significant architectural feature of the building;
- that the presence of visible bulkheads, as well as flue extensions, railings, screens and a retractable awning, will be in keeping with other visible rooftop elements found at other buildings throughout the historic district;
- that the proposed bulkheads, featuring neutral beige cladding, will be of a modest scale and will set back from the façades, limiting the visual impact on the building and the streetscape, as seen from various vantage points around the building;
- that the areaway railings and gates will be of a similar height and placement as other areaway railings in the surrounding streetscapes, and the design, in terms of style, material and finish, will be harmonious with the building and in keeping with fences and gates found throughout this historic district;
- that the proposed through-wall louvers, to be installed at two locations through plain masonry at the base of the primary facades, will be small in scale and will feature flush-mounted architectural louvers finished to match the color of the surrounding masonry;
- that the installation of the simply designed wood and metal garbage enclosures will not extend beyond the footprint or height of areaway ironwork at adjacent properties, and will not obscure significant historic features of the building;
- 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 height and massing of the bulkheads be reduced to the greatest extent possible, and that the flues, railings, fences, and mechanical enclosures be reconfigured to reduce visibility.

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