



Date:	3/5/2019
LPC Docket #:	LPC-19-34085
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 121 Washington Place

**Borough:** Manhattan

**Block:** 592      **Lot:** 78

**Historic District:** Greenwich Village Historic District

**Description:** A rowhouse built in 1831, and altered in the neo-Georgian style in 1925. Application is to excavate the cellar, modify the back house, and replace windows.

### 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 WITH MODIFICATIONS, finding:

- that the existing studio window at the main house is not visible from the street, and that the slight change in material and configuration of this window will not detract from this special feature, and will retain the existing size and slope of the window and pattern of the vertical muntins;
- that the leaded glass windows and doors at the ground floor of the main house do not appear to be related to a significant alteration of the building, therefore their removal will not eliminate any significant historic fabric;
- that the restoration of the existing studio window at the back house, including restoring the opening to its original size, will help preserve this significant feature and return the building closer to its original condition;
- that the block interior is varied, featuring rear yard incursions, landscaping, and hardscaping, and therefore the excavation at the rear yard for a below-grade addition will not diminish a cohesive central green space nor alter the relationship of the rear yard to the neighboring yards;
- that the new landscaping at the rear yard above the below-grade addition will maintain the existing grade at the rear portion of the yard;
- that all necessary underpinning, re-pointing and shoring of the masonry walls of the building and of the rear yard walls will be undertaken in a manner to ensure the stability of the building and adjacent buildings throughout the excavation process;
- and that the excavation is to be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer, to protect the building's primary façades and the adjacent buildings.

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

- that the three openings at the rear house be maintained in order to preserve most of the historic masonry and original composition of this façade.

#### VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy

7-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy

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