



Date:	4/17/2018
LPC Docket #:	LPC-19-19282
LPC Action:	Approved
Action required by other agencies:	
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 147 Waverly Place - Waverly Building

**Borough:** Manhattan

**Block:** 593      **Lot:** 31

**Historic District:** Greenwich Village Historic District

**Description:** A loft building built in 1911-12. Application is to modify and enlarge a penthouse addition.

### COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the 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 proposed work will not alter or eliminate any significant architectural features of the building;
- that except in long distance views, only a corner of the proposed addition and flues will be visible from public thoroughfares over the primary façades and these elements will be small in relation to the size of the building and less prominent in these views than the chimney being removed;
- that when the work is seen over the primary façade in long distance views, the proposed addition will be seen in conjunction with existing rooftop accretions of similar size within a varied streetscape context, thereby helping it remain a discreet presence;
- that the replacement of a portion of the brickwork at the northern façade of the penthouse with glazing, slightly set back from the historic secondary façade below, will be harmonious with the historic façade in terms of materials and proportions;
- that the glazed portion of the addition at the northern façade, featuring mullions and an overhanging roof, will be evocative of a greenhouse, sometimes found at terraces of buildings of this age and size;
- that the simple design and details of the addition will be in keeping with the character of rooftop accretions and not draw undue attention to the work;
- that the light colored finishes of the addition will help it to blend with its context and remain a secondary background element;
- and that the glass railing will only be seen from public thoroughfares at a distance from selected views and will be unframed, with a nonreflective coating, helping it to recede from view.

#### VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Michael Goldblum, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

7-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, M.Goldblum, K.Vauss, J.Lutfy, A.HolFord Smith

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