



Date:	9/12/2017
LPC Docket #:	LPC-19-11404
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 278 West 11th Street

Borough: Manhattan

Block: 622 **Lot:** 38

Historic District: Greenwich Village Historic District

Description: An Italianate style house built in 1853 and later altered. Application is to replace windows, the entry door and ironwork, construct rooftop and rear yard additions, 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 proposed multi-light double-hung wood windows, paneled wood door with sidelights and transom, and ornamental ironwork will recall features typically found on transitional buildings of this type and period within the historic district, and will be harmonious with the stylistic variations of the streetscape;
- that the construction of the proposed rooftop and rear yard additions will not damage any significant architectural features of the building;
- that the proposed rooftop addition will not be visible from a public thoroughfare and will be set back from the front and rear facades, thereby helping to maintain a sense of the building’s original massing;
- that the proposed one story extension at the base of the rear yard addition will not be visible from a public thoroughfare and will only slightly increase the footprint of the existing addition;
- that the design and materiality of the proposed rooftop and rear yard additions will be compatible with the architecture of the building and consistent with the treatment of additions typically found on buildings of this type;
- and that the excavation work at the rear yard will not extend to the rear lot line and 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.

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

- that the applicant reduce the visibility of the flues, including reducing the height of the rooftop addition or angling and reconfiguring the flues.

VOTE:

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

8-0-0

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