



Date:	1/24/2017
LPC Docket #:	19-5771
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 126 Waverly Place

Borough: Manhattan

Block: 552 **Lot:** 7501

Historic District: Greenwich Village Historic District

Description: An apartment building designed by James Stewart Polshek and built in 1984. Application is to alter the ground floor and install storefronts.

COMMISSION FINDINGS

The Commission noted that the building was constructed in the 1980s and is not one of the buildings which 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 existing infill and adjoining masonry proposed to be removed are not historic, and their removal will not diminish any significant architectural features of the streetscape;
- that the enlarged bays will be well scaled to the façade and in keeping with storefront bays at the sides of buildings of this size within the historic district in terms of their placement;
- that, when seen in context with the neighboring historic townhouses, the enlarged masonry openings will remain in keeping with the scale of existing masonry openings within the streetscape and will not draw undue attention to the bays;
- that the proposed storefront infill will be compatible with the design of the building and in keeping with storefronts found at modern buildings throughout the historic district in terms of its basic design, materials, finishes, and detailing;
- and that that the relocated light fixtures will be consistent with the remaining light fixtures at this façade in terms of pattern of placement.

HOWEVER, THE COMMISSION REQUIRED:

- that bulkheads be incorporated into the design and the cast stone at the side of the bays be eliminated.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy

8-0-0

In Favor = M.Srinivasan, F.Bland, D.Chapin, W.Chen, 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