

Date: May 5, 2015

LPC Docket: 168622

LPC Action: Approved with modifications

Action Required by Other Agencies: DOB

Permit Type: Certificate of Appropriateness

Address: 73 Washington Place

Borough: Manhattan **Block:** 552 **Lot:** 65

Historic District: Greenwich Village Historic District

Description: A Greek Revival style rowhouse built in 1847. Application is to install a stoop gate, excavate the full lot, and construct rooftop and rear yard additions.

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 WITH MODIFICATIONS**, finding:

- that the demolition of existing additions at the rear facade and roof will not result in the loss or damage to any significant architectural features of the building;
- that the proposed single-story rooftop addition and equipment, and the proposed rear yard additions, will not be visible from any public thoroughfare;
- that this building is surrounded by large buildings and highly altered rowhouses, therefore, the presence of a large addition will be in keeping with the development history of this block;
- that the proposed rooftop addition and rooftop alterations, featuring lead coated copper cladding, skylights, guardrails, elevator bulkhead, multi-light door and window assemblies, extended flues, and reconstructed roof slope with skylights set back from the front façade, will be in keeping with neighboring rooftop additions and other additions found in this block;
- that the design and materiality of the rear addition, featuring large multi-light window openings, brick cladding, metal spandrels and balcony, will be in keeping with rear additions found in this block and elsewhere in the historic district;
- that the proposed excavation will be below the rear yard, and the rear yard will be rebuilt to maintain its relationship to the adjacent rear yards;
- that the rear yard excavation will be pulled back 5' from the lot line to allow for substantial plantings;
- and that the excavation of the cellar will be done in compliance with the Department of Buildings regulations under the supervision of a licensed professional engineer to protect this building and adjacent buildings.
- that the cumulative effect of the height and depth of the proposed rear yard addition will overwhelm the original building, the adjacent buildings, and what remains of the central greenspace;
- that the existing building and its twin retain the height and depth of the original row at the upper two floors at the rear facade, and therefore the design, volume and massing of the additions will disrupt a unified condition at the two sister buildings;
- and that stoop gates were not historically found on buildings of this age and style or at buildings within the Greenwich Village Historic District and that the presence of the gate on the stoop alters the relationship of the stoop to the sidewalk and the street.

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

- that the rear yard addition be reduced in scale by reducing it in height by one floor to maintain its relationship to the adjacent twin;

-that the rooftop addition be set back from the original plane of the rear façade;
-and that the stoop gate be eliminated from the proposal.

VOTE: <10-0-0>

Present: Srinivasan, Shamir Baron, Bland, Chapin, Chen, Devonshire, Goldblum, Gustafsson, Vauss, Washington

In Favor: Srinivasan, Shamir Baron, Bland, Chapin, Chen, Devonshire, Goldblum, Gustafsson, Vauss, Washington

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.