



Date:	8/11/2015
LPC Docket #:	17-2210
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 44 Horatio Street

Borough: Manhattan

Block: 626 **Lot:** 31

Historic District: Greenwich Village Historic District

Description: A house built in 1848. Application is to construct a rooftop addition, remove the fire escape, modify window openings, replace windows, and excavate the rear yard. Zoned R6/ C1-6.

COMMISSION FINDINGS

The Commission noted that 44 Horatio Street was originally constructed as one of a pair of houses along with no. 46; and 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 rear yard is hemmed in by larger buildings, therefore, the change in grade will not interrupt or diminish the cohesive central greenspace;
- that a planting space will be created on top of the excavation and new cellar addition, and therefore will not eliminate the presence of a rear yard;
- that the excavation of the rear yard and cellar will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building and adjacent buildings;
- that the modification of window openings at the rear elevation will not cause the destruction of any significant historic fabric and will not be visible from any public thoroughfare;
- that the windows to be modified are not special windows;
- that the proposed masonry openings will maintain the same general shape as the existing openings
- that due to the significant difference in building depths, the proposed window enlargements at the top floor of the rear elevation will not adversely affect the building's relationship to its sister house;
- and that the window modifications will not alter the character of the façade as a secondary and subservient façade.
- that the building has no significant architectural features which will be lost or damaged as a result of the construction of the rooftop addition;
- that the change in materials and slight, one foot setback at the rear will allow the original massing of the house to remain legible;
- that the simple design and metal and glass materials will recall the historic studio windows and skylights often found in the Greenwich Village Historic District;
- and that the color and material of the metal and glass addition will blend with a complex roofscape, and will help it to recede from view.

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

- that the rooftop addition be reduced in height by 2 feet;
- that the slope of the addition's front façade be redesigned to reduce visibility from Horatio Street and help it blend with other rooftop accretions;
- that the elevated deck be reduced in height;
- and that the railings be set further back from the front façade to reduce visibility from Horatio Street.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Roberta Washington



Date:	8/11/2015
LPC Docket #:	17-2210
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

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