



Date:	5/10/2016
LPC Docket #:	16-8636
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 110 Washington Place

Borough: Manhattan

Block: 592 **Lot:** 14

Historic District: Greenwich Village Historic District

Description: A Federal style townhouse built in 1832-33 and altered in the 1880s with the addition of Queen Anne style elements. Application is to legalize the construction of rooftop addition in non-compliance with Certificate of No Effect 14-2079.

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 the proposal, finding:

- that the construction of the rooftop addition did not result in any damage to, or demolition of, a significant architectural feature of the roof of the structure on which it is constructed;
- that the addition is not visible from a public thoroughfare;
- that the rooftop addition is set back significantly from the primary façade;
- that the building historically had a mechanical bulkhead that was flush with the rear façade;
- that the size of the modified rooftop addition, as proposed, will not overwhelm the building or roofscape;
- that other buildings in the block feature comparably sized rooftop additions in terms of their height and footprint, including some located flush with the rear façade;
- and that the matte finished zinc panel cladding and three large windows at the modified rear façade of the addition will recall historic studio windows often found at buildings within the Greenwich Village Historic District, and will allow it to better relate to the façade below.

VOTE:

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

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, 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