



Date:	2/16/2016
LPC Docket #:	17-6671
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 269 West 11th Street

Borough: Manhattan

Block: 623 **Lot:** 49

Historic District: Greenwich Village Historic District

Description: A Greek Revival style rowhouse built in 1836 and altered prior to 1940. Application is to construct a stoop and entry surround, rooftop bulkheads, and a rear yard addition, 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. The Commission FURTHER NOTED that the building was constructed concurrently with the adjacent building at 271 West 11th Street; that the front facades of the subject building and that at No. 271 were altered prior to 1940 by the additions of full fourth stories with matching Italianate-style cornices; and that by c. 1940 the subject building's stoop and entry surround were removed and its entry was relocated to the basement, while No. 271 retained its stoop, parlor-floor entry and entry-surround.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that the proposed removal of the utilitarian fire escape from the front façade will not eliminate a significant architectural feature from this mid 19th-century rowhouse or from the streetscape, in which fire escapes are not original significant historic features;
- that the proposed removal of the fire escape and restoration of the stoop and parlor-floor entrance will help to return the façade closer to its historic appearance as evidenced by a historic photograph of its sister building at No. 271 West 11th Street;
- that the design, scale and materials of the proposed parlor-floor cast brownstone entry-surround, while simplified in design, are in keeping with those of the historic entry at the building's sister building at No. 271, as evidenced in the historic photograph, as well as with those of entries at similar adjacent buildings in the streetscape;
- that the enlarged parlor-floor window openings and 9-over-9 window configuration are evidenced by historic photographs of the neighboring sister building, and therefore correspond to the buildings historic condition when a stoop was present;
- that the proposed replacement of the rear façade, which was previously altered by the addition of a full story and a simple, two-bay, full-height common-brick el, will not eliminate significant historic features from the building or row;
- that the depth and width of the proposed rear addition will approximate those of surrounding buildings to the east and west in this streetscape;
- that the proposed rear addition, which is decreased in depth from that of the existing el, will serve to increase the open space within this block;
- that the projecting glass bay at the proposed rear addition will further minimize its apparent bulk within the block and as viewed from West 4th Street, and will recall bay windows found traditionally at rear facades at rowhouses;
- that the stucco, dark-bronze colored metal and clear glass materials of the proposed rear addition are in keeping with the materials and palette of rear additions and projecting steel rear-window bays sometimes found at rowhouses;
- that the proposed excavation will be limited in scope and will maintain the historic grade of the rear yards within in this block;
- that the work will be undertaken under the supervision of a registered architect and will not damage or destroy significant features of adjacent premises;
- that the proposed rooftop bulkheads, mechanical equipment and extended chimneys will not be visible from a public thoroughfare;
- and that the proposed work will maintain the scale and character of the building as an individual rowhouse, as well as the special architectural and historic character of the building, the row and the Greenwich Village Historic District.

VOTE:



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

8-1-0

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

Oppose = M.Goldblum

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