



Date:	3/25/2025
LPC Docket #:	LPC-25-03477
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 156 Waverly Place

Borough: Manhattan

Block: 592 **Lot:** 55

Historic District: Greenwich Village Historic District

Description: A Greek Revival style townhouse built in 1839. Application is to construct a rooftop addition, modify and reconstruct the rear façade, excavate the cellar and rear yard, replace windows, and install a stoop gate.

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 WITH MODIFICATIONS, finding:

- that the proposed work will not damage or eliminate any significant architectural features;
- that the placement of the rooftop addition, set back from the front and rear façades, will retain a sense of the building's original scale and massing;
- that the proposed rooftop addition and mechanical equipment, will not be seen over the front façade from directly across the street and will only be visible obliquely from the north from a distance, where the scale and massing of the addition will not overwhelm the building;
- that the proposed chimney extension will be seen over the front façade from directly across the street, and the neutral finish will help it recede from view;
- that the materiality of the rooftop addition, featuring a steel and glass window wall and standing-seam zinc panels, is in keeping with the treatment of rooftop additions and other accretions found throughout this historic district, and the gray color of the metal panels will help the addition recede from view;
- that the cable railings at the front of the roof and on top of the addition will be minimally visible over the Waverly Place façade in long views from the north;
- that the rear façade is not visible from any public thoroughfare and is not part of an intact row, therefore the modifications to the window openings at the third floor will not interrupt an intact pattern of top floors or detract from the special character of the building or the historic district;
- that the metal balconies will be of a modest scale, and the open quality of the installation will not overwhelm the rear façade;
- that the rear façade will be redesigned to a unified composition and feature materials, proportions, and fenestration which will be in keeping with the residential character of the building and other buildings in the block;
- that the proposed excavation of the cellar and rear yard will not extend to the rear lot line and will provide an area for substantial plantings in the rear yard;
- that the proposed excavation will be completed in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building's façades and those of the adjacent buildings;
- that the building's location between busy commercial thoroughfares has led to trespassing issues and safety concerns;
- that the gate is attached to non-historic ironwork at the stoop, and is easily reversible;
- and that this streetscape features a variety of areaway and entrance conditions including other gates and fences, therefore the presence of a stoop gate will not diminish the relationship of this building to other buildings on the block or the relationship of the stoop to the sidewalk.

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

- that the applicant work with staff to examine the height of the rooftop addition to minimize its visibility, including ensuring that the floor-to-ceiling height at the interior is no more than 8';
- that the applicant set the railing back from the front façade to reduce its visibility to the greatest extent possible;
- and that the applicant work with staff to explore the necessity of reconstructing the rear façade, and take efforts to



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retain the brick masonry if feasible.

VOTE:

Present: Sarah Carroll, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, Jeanne Lutfy, Everardo Jefferson, Mark Ginsberg, Angie Master

9-0-0

In Favor = S.Carroll, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Lutfy, E.Jefferson, M.Ginsberg, A.Master

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