



Date:	11/27/2018
LPC Docket #:	LPC-19-29795
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 116 Waverly Place

Borough: Manhattan

Block: 552 **Lot:** 50

Historic District: Greenwich Village Historic District

Description: A transitional Romanesque Revival/Queen Anne style French flats building designed by Louis F. Heinecke and built in 1891. Application is to reconstruct and alter the rear façade.

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 work at the rear will not be visible from a public thoroughfare;
- that the rear façade has been highly altered and is not part of a cohesive row, therefore its reconstruction will not damage or remove any significant features;
- that the reconstruction of the rear façade will not increase the footprint of the building, therefore the building's relationship to its neighbors will be maintained and the work will not diminish a significant central greenspace;
- and that the composition of the façade, featuring large masonry openings and brick piers and spandrels will be in keeping with similar large openings at the rear of buildings in this historic district.

VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

11-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy, A.HolFord Smith

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