



Date:	3/12/2019
LPC Docket #:	LPC-19-32629
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 267 West 11th Street

**Borough:** Manhattan

**Block:** 623      **Lot:** 48

**Historic District:** Greenwich Village Historic District

**Description:** A Greek Revival style house built in 1843. Application is to demolish a rear house, construct 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 historical character of the Greenwich Village Historic District. The Commission also NOTED that the rear house was built as a one-story artist's studio in the 1920s, a period of cultural significance during which Greenwich Village experienced an influx of artists residing and working in the district.

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

- that the rear house, featuring painted stucco cladding and a gable roof with a studio window at the north-facing dormer, is simply designed with only a minimal amount of ornamental features and therefore, the proposed alterations will not diminish the special architectural or historic character of this significant structure;
- that replacing the studio window in-kind at the dormer will preserve this significant feature;
- that the new punched openings, featuring multi-light window and door systems, will be consistent with the historic fenestration found on buildings with studio windows and skylights;
- that the proposed alterations to accommodate the new glazed roof at the front slope will maintain the original volume of the rear house;
- that the skylighted roof will be set within the existing roof pitch and will not detract from the silhouette of the roofline or the architectural character and features of the rear house;
- that the modifications to the rear extension curtain wall, featuring metal framing and glass panels, will utilize materials that will be in keeping with the materials palette found at other rear façades and additions within the central green space;
- that the side of the back house will only be minimally visible from a narrow view corridor through a metal gate from the sidewalk, and therefore the proposed alterations will not detract from the building or the streetscape in terms of visibility;
- and that the below-grade excavation beneath the rear yard and rear house will be done in compliance with Department

#### VOTE:

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

9-0-0

In Favor = S.Carroll, A.Shamir-Baron, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, 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