



Date:	11/21/2017
LPC Docket #:	LPC-19-17793
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 269 West 11th Street

Borough: Manhattan

Block: 623 **Lot:** 77

Historic District: Greenwich Village Historic District

Description: A Greek Revival style rowhouse built in 1836 and altered prior to 1940. Application is to excavate the rear yard.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the 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 excavation work will be set back five feet from the rear lot-line, in order to preserve a planting area able to support mature plantings;
- that the proposed excavation work will maintain the existing grade and relationship to adjacent rear yards;
- that the excavation, underpinning and construction will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building's façades and the adjacent buildings, including the structure in the adjacent rear yard at 267 West 11th Street, which abuts the eastern property-line of the subject site;
- and that therefore the work will maintain the predominant open character of the rear yards in this block and the special architectural and historic character of the building, site and historic district.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Kim Vauss

7-0-0

In Favor = M.Srinivasan, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, K.Vauss

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