



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 08/24/18	<b>EXPIRATION DATE:</b> 11/14/2023	<b>DOCKET #:</b> LPC-19-25920	<b>COFA</b> COFA-19-25920
<b>ADDRESS:</b> 156 WEST 10TH STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 610 / 21
Greenwich Village Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Mark Salzman**  
**Tenth & Waverly LLC**  
**313 West 22nd Street, Suite 1D**  
**New York, NY 10011**

**NOT ORIGINAL**  
**COMPUTER-GENERATED COPY**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 14, 2017, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on October 19, 2017, and as you were notified in Status Update Letter 19-16240 (LPC 19-16240), issued on December 6, 2017.

The proposal, as approved, consists of constructing one (1) stair bulkhead, and one (1) mechanical bulkhead, all featuring beige finished cement board slat cladding and black finished doors, at the roof; constructing one (1) black finished metal trellis at the roof; installing a black finished metal railing at the roof; raising one (1) flue, with a brushed stainless steel finish, at the roof; removing three (3) black finished, one-over-one, double-hung, aluminum windows and installing brickwork at the second through fourth floors of the south (rear) facade; removing brickwork and installing two (2) black finished, two-over-two, double-hung wood windows at the second and third floors of the south facade; removing two (2) black finished, one-over-one, double-hung aluminum windows, modifying the opening by removing brickwork, and installing two (2) black finished, two-over-two, double-hung wood windows at the second and third floors of the south facade; removing one (1) black finished, one-over-one, double-hung aluminum window, modifying the opening by removing brickwork, and installing one (1) pair of black finished, two-over-two, double-hung wood windows at the first floor of the south facade; installing a two-story black finished wood and glass window and door

assembly at the cellar and basement levels of the south façade; and excavating at the rear yard approximately 9’-6” adjacent to the rear facade, as shown in a digital presentation, titled “182 Waverly Place, 184 Waverly Place, and 156 West 10th Street,” dated November 14, 2018, and prepared by Guerin Glass Architects, PC, including 25 slides, consisting of photographs and drawings, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission notes that the Greenwich Village Historic District Designation Report describes 156 West 10th Street as an Italianate style rowhouse, designed by James P. Ringgold and built in 1855; and 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.

With regard to this proposal, the Commission found that the proposed work at the rear facade, and the construction of the proposed rooftop bulkheads and other rooftop installations will not eliminate any significant architectural feature of the building; that the presence of visible bulkheads, as well as flue extensions, railings, screens and trellis, will be in keeping with other visible rooftop elements found at other buildings throughout the historic district; that the proposed bulkheads, featuring neutral beige cladding, will be of a modest scale and will set back from the façades, limiting the visual impact on the building and the streetscape, as seen from various vantage points around the building; that the proposed bulkheads, trellis, and railing will not be visible directly over the primary façade and will be only partially visible from the east and west on West 10th Street and select locations on Waverly Place, and will not overwhelm the building or the streetscape; that the modified masonry openings at the rear façade, featuring a regularized fenestration pattern of punched openings, will not be visible from a public thoroughfare and will not disrupt a contiguous row; that the proposed two-story aluminum and glass window and door assembly at the base of the rear facade will maintain masonry piers on both sides of the opening and will utilize a division of floor levels that will be in keeping with the residential scale of the building; and that the proposed work will not detract from the special historic or architectural character of the building, the streetscape, or the Greenwich Village Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and historic district and voted to approve the application with the stipulations that the height and massing of the bulkheads, mechanical enclosures, and trellis be reduced to the greatest extent possible, and that the flues be reconfigured to reduce visibility; and that the applicant work with staff to retain and duplicate the punched openings at the top floor of the rear façade.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design and incorporating the required change. Subsequently, on June 25, 2018, the Commission received drawings T-001.00, G-001.00, G-002.00, G-003.00, LPC-001.00, LPC-002.00, LPC-101.00, LPC-102.00, LPC-200.00, LPC-300.00, LPC-301.00, LPC-310.00, LPC-311.00, LPC-800.00, LPC-801.00, and LPC-802.00, dated May 30, 2017, and prepared by Scott J. Glass, RA.

Accordingly, staff reviewed these materials and noted that the proposed window design at the third floor of the south façade has been modified to retain the location of the existing punched openings; that the staircase bulkhead, mechanical bulkhead, raised flue, and trellis have been reduced in height; and that the drawings show additional work, consisting of replacing six (6) white finished, four-over-four, double-hung wood windows with six (6) dark green finished, four-over-four, double-hung wood windows, all with articulated center muntins and profiled wood brickmolds, at the second through third floors of the north (West 10th Street) façade; replacing two (2) white finished, six-light wood French casement windows and two (2) two-light transoms with two (2) dark green finished, four-over-six, double-hung wood windows, all with articulated center muntins and profiled wood brickmolds, at the first floor of the north façade; replacing two (2) white finished, straight-headed, four-over-four, double-hung wood windows with two (2) dark green

finished, segmental-arch-headed, four-over-four, double-hung wood windows, all with articulated center muntins and profiled wood brickmolds, at the basement level of the north façade; replacing one (1) black finished, wood and glass door and single-light transom with one (1) dark green finished, wood paneled door and single-light transom at the first floor of the north façade; repainting the wood door surround dark green at the first floor of the north façade; removing a metal stoop gate; replacing one (1) black finished cast iron finial in-kind at the stoop railing; replacing the modern black finished metal fence and gate with a black finished cast iron fence and gate, matching the historic fence at the areaway; excavating approximately 2' at the areaway to enlarge the basement level stairwell and landing at the stoop and installing untinted concrete steps; installing three (3) black finished light fixtures, including one (1) fixture adjacent to the entryway at the first floor and two (2) fixtures at the basement level of the north façade; installing two (2) security systems, featuring cameras and intercoms, including one (1) system at the return of the entryway surround at the first floor and one (1) system at the basement level of the north façade; resurfacing deteriorated brownstone at select locations with a cementitious repair mortar at the basement through third floors of the north façade; repainting the cornice dark green at the north façade; repainting the fire escape black at the second through third floors of the north façade; repainting iron window grilles at the basement through first floors, railings at the stoop, and areaway fence black; removing paint from brickwork with a chemical paint remover and a low-pressure water wash at the basement through third floors of the north and south (rear) façades; repointing deteriorated mortar joints at the basement through third floors of the north and south facades; installing four (4) light fixtures at the cellar through basement levels of the south façade; installing a new waterproofing membrane at the roof; installing pavers at the roof; and interior alterations at the cellar through third floor, including demolishing and constructing nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, excavation, and HVAC work.

With regard to this additional work, staff found that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 3-04(c)(2) for the replacement of windows; Section 2-17(c)(1) for restoration of facade features; Section 2-14 for sandstone restoration; and Section 2-19(e)(1) for construction of rooftop additions. Furthermore, with regard to these or other aspects of the work, staff found that the replacement of the existing modern doors will not eliminate any original historic fabric or diminish any significant alterations, added over time; that the proposed doors will be in keeping with doors historically found at buildings of this type, style, and age in terms of materials, design, configuration, proportions, and details; that the proposed dark green and black finishes will be in keeping with the historic color palette of buildings of this type style and age; that the removal of the existing stoop gate will eliminate unsympathetic alterations that detract from the significant architectural features of the building, without causing the removal of any historic fabric; that the excavation work will be contained within the areaway defined by an existing fence, balustrade or curb; that the work will not result in the removal or destruction of significant historic fabric; that the paving materials are consistent with the paving materials found in areaways and yards of buildings of this age and type; that the work will not substantially alter the apparent grade of the areaway; that the excavation, steps and landing are in keeping with expanded basement entrances found on buildings of similar age and style within the historic district, and will improve accessibility to the basement level; that the paving materials will be consistent with the paving materials historically found in areaways in the district; that the light fixtures will be typical in placement and finish, well scaled to the entrance, and simply designed; that the cameras and intercoms will be placed at a distance from each other in discreet locations which will not draw undue attention to them; that the cameras and intercoms will be small in size, simply designed, and painted to blend with their surrounding conditions; that no exposed conduits or junction boxes will be included; that the removal of the paint and stucco will utilize the gentlest effective methods available and will reveal the texture and finish of the underlying historic masonry; that the cleaning will utilize the gentlest effective methods available and without damaging the masonry; that only low pressure water rinses, not to exceed 500 psi, will be used; that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding brick; that the proposed

mortar will match the historic mortar in terms of size, color, texture and tooling; and that the proposed work will protect the building's façade and structure from future damage due to water infiltration and aid in the long term preservation of the building. Additionally, staff found that the design approved by the Commission has been maintained and the required changes incorporated. Based on the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-25920 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of brownstone resurfacing mortar, brick pointing mortar, joint cutting method, and metal fence and gate shop drawings prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to Stephanie Kraut [skraut@lpc.nyc.gov](mailto:skraut@lpc.nyc.gov) for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit:

<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Stephanie Kraut.

Frederick Bland  
Vice Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**

Esther Cho

cc: Emma Waterloo, Deputy Director; Esther Cho,