



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

ISSUE DATE: 06/30/16	EXPIRATION DATE: 5/10/2022	DOCKET #: LPC-18-7555	COFA COFA-18-8004
ADDRESS: 110 WASHINGTON PLACE		BOROUGH: Manhattan	BLOCK/LOT: 592 / 14
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Marcia Brill
110 Washington Place
New York, NY 10036



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 10, 2016, following the Public Hearing and Public Meeting of February 2, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on January 7, 2016, and as you were informed in Status Update Letter 18-5690 (LPC 16-8636) issued on May 10, 2016.

The proposal, as approved, consists of modifying a one-story rooftop addition constructed in non-compliance with Landmarks Preservation Commission permit(s) and located at the rear of the roof, by demolishing the mechanical room and installing a metal railing; recladding the addition in matte zinc panels; and enlarging a window opening at the rear façade of the addition a metal window assembly; as shown in existing condition photographs and drawings labeled 1 through 11, dated by staff May 10, 2016, and prepared by Ronald J. Nemec, R.A. The proposal, as originally presented at the Public Hearing, was to legalize the rooftop addition as built, featuring a mechanical room, red stucco cladding, and a single one-over-one double-hung window at the rear façade of the addition, as shown in drawings labeled 1 through 11, dated by staff February 2, 2016, and prepared by Jordan Most.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 110 Washington Place as a Federal style townhouse built in 1832-33 and altered in the

1880s with the addition of Queen Anne style elements; 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. The Commission also noted that Warning Letter 15-0823 was issued on April 29, 2015 for the "construction of rooftop addition in noncompliance with CNE 14-2079 issued 3/22/13"; and that Certificate of No Effect 14-2079 was issued on March 22, 2013 approving constructing a one-story rooftop addition.

With regard to this proposal, the Commission found that the construction of the rooftop addition did not result in any damage to, or demolition of, a significant architectural feature of the roof of the structure on which it is constructed; that the addition is not visible from a public thoroughfare; that the rooftop addition is set back significantly from the primary façade; that the building historically had a mechanical bulkhead that was flush with the rear façade; that the size of the modified rooftop addition, as proposed, will not overwhelm the building or roofscape; that other buildings in the block feature comparably sized rooftop additions in terms of their height and footprint, including some located flush with the rear façade; and that the matte finished zinc panel cladding and three large windows at the modified rear façade of the addition will recall historic studio windows often found at buildings within the Greenwich Village Historic District, and will allow it to better relate to the façade below. Based on these findings, the Commission determined the work to be appropriate to the building and historic district and voted to approve the application.

However, in voting to grant the approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on June 22, 2016 the Landmarks Preservation Commission received final drawings labeled G100.00, DM100.0, A-100.00 and A-200.00, dated May 12, 2016, and prepared by Michael R. Davis, R.A. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission had been maintained. Based on the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18- 8004 is being issued.

PLEASE NOTE: Warning Letter 15-0823 will remain in effect until the corrective work approved under this permit has been completed and inspected for compliance. **THIS PERMIT CONTAINS A COMPLIANCE DATE OF DECEMBER 30, 2016.** Failure to complete the corrective work by this date may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed. Once the corrective work is completed in compliance with this permit, promptly submit a written request for a Notice of Compliance from the building owner, along with a photograph documenting the finished work, to the Commission.

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 Gabriela Gutowski .

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Stephen W. Dailey, Willam Dailey Building and Zoning

cc: Cory Herrala, Director of Technical Affairs, Sustainability and Resiliency/LPC; Katie Rice, Violations Officer/LPC