



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 05/31/18	EXPIRATION DATE: 1/16/2024	DOCKET #: LPC-19-23784	COFA COFA-19-23784
ADDRESS: 178 SPRING STREET		BOROUGH: Manhattan	BLOCK/LOT: 488 / 16
Sullivan-Thompson Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Jerry Edleman
HWS 178 Spring Street Corp.
343 St. Nicholas Avenue
New York, NY 10027

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 January 16, 2018, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for certain work at the subject premises, as put forth in your application completed on December 20, 2017, and as you were notified in Status Update Letter 19-14481 (LPC 19-14481), issued on January 17, 2018.

The proposal, as approved, consists of constructing a full-lot ,one-story with basement rear yard addition, measuring 10 feet in height and extending 16.5 feet into the rear yard, and featuring CMU walls and grey stucco cladding, a metal rooftop railing, and a skylight; as shown in a digital presentation, titled "178 Spring Street" dated October 30, 2017, and prepared by CD3 Architecture PLLC, including twelve (12) slides consisting of drawings, existing condition and historic photographs, and a visibility study 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 Sullivan-Thompson Historic District Designation Report describes 178 Spring Street as an Italianate style tenement building with alterations, built c. 1854, and altered between c. 1940-1964; 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 historic district.

With regard to this proposal, the Commission found that the proposed construction of the one-story rear yard extension will not eliminate or damage any significant architectural features of the building; that the proposed rear yard addition will not be visible from any public thoroughfare; that the proposed railing will not be visible from the public thoroughfare because of an adjacent rooftop fence; that the construction of this full lot rear addition, near a corner at the short end of the block and adjacent to another existing addition, will not overwhelm adjacent properties or detract from the character of the central green space, which is minimal in size; and that the work will not detract from the special architectural or historic character of the building or the historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two (2) or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on March 27, 2018, the Commission received architectural drawings Z-001.00, EN-001.00, DM-100.00, A-002.00, A-003.00, A-100.00, A-110.00, and A-200.00 through A-202.00 dated July 10, 2017, and EN-002.00, dated June 30, 2017, prepared by Paul Freitas, R.A., and an engineers report dated April 24, 2018, prepared by Dimitri Papagiannakis of MSP Engineering Inc.. Accordingly, staff reviewed these materials and finds that the design approved by the Commission has been maintained. Furthermore, staff notes that these materials include additional work, consisting of, at the second through fifth floors of the rear façade, the removal of four (4) one-over-one double-hung windows, enlarging the window openings, and installation of four (4) wood one-over-one double-hung windows with an off-white finish (Benjamin Moore HC-27 “Monterey White”); and excavation work with underpinning at the rear yard and the building's basement floor. With regard to this additional work, the Commission finds 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(d)(1) for replacement of windows. Furthermore, with regard to these or other aspects of the work, the Commission finds that all excavation work will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer; and that measures will be taken to protect the building's facades and the adjacent buildings. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-23784 is being issued.

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>

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.

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 Egbert Stolk.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Paul Freitas, C3D Architecture PLLC

cc: Caroline Kane Levy, Deputy Director; Paul Freitas, C3D Architecture PLLC