



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: 04/21/16	EXPIRATION DATE: 12/8/2021	DOCKET #: LPC-18-2091	COFA COFA-18-4929
ADDRESS: 46 MORTON STREET		BOROUGH: Manhattan	BLOCK/LOT: 583 / 21
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Carrie Malcolm
Croco, LLC
 c/o CRM Management, LLC
 205 Hudson Street, Suite 1002
 New York, NY 10013



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of December 8, 2015, 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 forward in your application completed on November 12, 2015, and as you were informed in Status Update Letter 17-9767 (LPC 17-4107), issued on December 8, 2015.

The proposed work, as approved, consists of constructing a stucco-clad stair bulkhead and installing planters and railings at the roof; and enlarging the masonry openings at the top floor of the south (rear) façade one foot in height by removing plain masonry above the openings, in conjunction with replacing the existing nine-over-nine, double-hung windows with casement windows. The work was shown in a digital slide presentation, consisting of 19 slides numbered 0 to 18; dated December 8, 2015; and including drawings, photographs, and photomontages, all prepared by Delson or Sherman Architects, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 46 Morton Street as an Anglo-Italianate style rowhouse built in 1854; and that the building's 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 no significant architectural features will be eliminated or altered by the construction of the bulkhead, railing, or planters; that the bulkhead, railing, and planters will be simply designed and visible from public thoroughfares from limited vantage points, over a secondary façade of the building; that the stucco finish of the bulkhead will be in keeping with utilitarian rooftop accretions at buildings of this type, style, and age, helping it to remain a discreet presence at the roof; and that enlargement of the windows at the top floor of the rear façade will only be a modest increase in height and will retain the historic width and will not be visible from a public thoroughfare. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the applicant work with staff to reduce the visibility of the bulkhead.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Buildings filing drawings showing the approved design, with the required modifications incorporated.

Subsequently, on February 16, 2016, March 15, 2016, and April 4, 2016, the Commission received final filing materials, including written communications, dated April 4, 2016, April 19, 2016, and April 21, 2016; detailed photographs; specifications booklet, dated November 9, 2015; drawings T-100.00, GN-100.00, P-100.00, Z-100.00, Z-101.00, DM-100.00 through DM-102.00, A-100.00 through A-102.00, and LPC-100.00 through LPC-108.00, dated March 10, 2016, and prepared by Jeffrey Sherman, RA; drawings M-001.00 through M-003.00, M-100.00 through M-103.00, M-200.00 through M-203.00, M-500.00, M-501.00, M-600.00 through M-603.00, M-700.00 and M-701.00, dated August 31, 2015, and prepared by Steven Lembo, PE; and drawings S-001.00 through S-004.00, dated November 6, 2015, and prepared by Angelos Georgopoulos, PE.

Accordingly, staff reviewed the drawings and found that the bulkhead had been reduced in height 3' 2" at the northern side and 1' 8" at the southern side; and that the planters had been omitted from the scope of work. With regard to these modifications, staff found that the reduction in height of the bulkhead and the omission of the planters will help reduce the visibility of the work at the roof when viewed from public thoroughfares; and that the overall design approved by the Commission has been maintained, with the required modifications incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal and Certificate of Appropriates 18-4929 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of the finish of the bulkhead prior to the commencement of work. Please contact the Commission's staff once samples are available for review.

PLEASE ALSO NOTE: This permit is being issued in conjunction with Certificate of No Effect 18-4930 (LPC 18-4377), issued on April 21, 2016, approving masonry and painting work; window replacement; installation of light fixtures and a deck; and interior alterations.

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 Emma Waterloo.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jeffrey Sherman, Delson or Sherman Architects

cc: B. Artus, Deputy Director of Preservation/LPC