



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> 06/04/19	<b>EXPIRATION DATE:</b> 2/5/2025	<b>DOCKET #:</b> LPC-19-37907	<b>COFA</b> COFA-19-37907
<b>ADDRESS:</b> 102 GREENWICH AVENUE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 617 / 32
Greenwich Village Historic District			

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

ISSUED TO:

**Mark Harounian**  
**United Greenwich, LLC**  
**149 Madison Avenue, Suite 801**  
**New York, NY 10016**



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 5, 2019, 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 January 10, 2019, and as you were notified in Status Update Letter 19-29452 (LPC 19-29452), issued on February 7, 2019.

The proposal, as approved, consists of legalizing the construction of a bulkhead at the southern (lot line) side of the roof, without Landmarks Preservation Commission permits, as shown in a digital presentation, titled "102 Greenwich Ave, New York, NY 10011," dated (received) January 24, 2019, and prepared by Leder-Luis Architectural Design PLLC, including 14 slides, consisting of photographs and drawings, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 102 Greenwich Avenue as a late Federal style house built in 1829; 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. The Commission also noted that Notices of Violation 16-0612 and

16-0201 were issued for the "construction of rooftop bulkhead without permit(s)"; and the "ongoing replacement of windows while permit pending," respectively; that Warning letters 16-0202 and 16-0203 were issued for the "ongoing installation of through wall ac units without permit(s)"; and the "installation of light fixture and painting front door without permit(s)," respectively; and that Certificate of Appropriateness 17-5939 was issued on August 27, 2015, approving the construction of a rooftop bulkhead at 100 Greenwich Street; the installation of mechanical equipment; and related raising of chimneys.

With regard to this proposal, the Commission found that none of the work damaged or destroyed any significant features of the roof or building; that the bulkhead is small in size and set back from the front façade, tucked between two large chimneys; and that the bulkhead is only visible at a distance from public thoroughfares in the context of other utilitarian rooftop accretions. 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 cladding be changed to brown finished metal or stucco to help it blend in with surrounding rooftop accretions.

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 March 28, 2019, and May 16, 2019, the Commission received color photographs; and drawings A-001.00, dated (revised) September 10, 2018; and A-002.00, A-003.00, and A-004.00, dated (revised) June 5, 2014, and prepared by Julio Cesar Leder-Luis, RA.

Accordingly, staff reviewed these materials and noted that they include modifications and additions to the scope of work, consisting of applying a brown finished stucco cladding at the exterior of the southernmost bulkhead; legalizing the construction of a bulkhead at the northern (lot line) side of the roof, installed without Landmarks Preservation Commission permits; legalizing the installation of pavers and a railing at the roof without Landmarks Preservation Commission permits; installing two (2) HVAC units and related dunnage at the eastern (rear) end of the roof; removing two (2) through-the-wall HVAC units at the slate-clad mansard at the west (Greenwich Avenue) facade, installed without Landmarks Preservation Commission permits, in conjunction with installing slate in the voids left by the removal of the HVAC units; replacing damaged slate throughout the mansard with new slate; legalizing the installation of one (1) light fixture above the door at the first floor level of the west facade; and repainting the door at the first floor level of the west facade dark gray.

With regard to these modifications and 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 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces; Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels. Furthermore, with regard to these or other aspects of the work, the staff found that the proposed stucco cladding will be in keeping with utilitarian bulkheads at roofs throughout this historic district in terms of material and finish; and that the proposed dark gray finish at the door will be in keeping with the historic color palette of the building. Additionally, staff found that the design approved by the Commission has been maintained and that the required change has been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-37907 is being issued.

PLEASE NOTE: Notice of Violation 16-0201 remains in effect and is not addressed by this permit; and Notice of Violation 16-0612, and Warning Letters 16-0202 and 16-0203 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 NOVEMBER 29, 2019. Failure to complete the corrective work by this date or to address Notice of Violation 16-0201 may result in the issuance of a summons originating from the Office of Administrative Trials and Hearings in accordance with Title 63 of the Rules of the City of New York, Sections 2-04 and 11-02. A second summons requires 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.

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of stucco cladding; flashing detail at the roof of the bulkhead; and slate at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to [ahurlbut@lpc.nyc.gov](mailto:ahurlbut@lpc.nyc.gov) for review, or contact staff to schedule a site visit.

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 Abbie Hurlbut.

Sarah Carroll  
Chair

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

cc: Emma Waterloo, Deputy Director; Julio Leder-Luis, ; Katie Rice, Enforcement Officer/LPC