



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: 07/23/19	EXPIRATION DATE: 3/5/2025	DOCKET #: LPC-19-37536	COFA COFA-19-37536
ADDRESS: 121 WASHINGTON PLACE		BOROUGH: MANHATTAN	BLOCK/LOT: 592 / 78
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Michael Capasso
121 Washington Place
New York, NY 10014

**NOT ORIGINAL
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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 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 February 7, 2019, and as you were notified in Status Update Letter 19-34085 (LPC-19-34085), issued on March 7, 2019.

The proposal, as approved, consists of exterior work at the rear facade, including at the ground floor, removing a leaded glass wood window and door assembly and one (1) pair of single pane wood doors, combining the openings horizontally, and installing a new metal folding glass door assembly within the modified opening; at the fourth floor, removing an existing metal studio window assembly, and installing a new metal studio window assembly featuring awning windows at the upper portion and fixed windows at the lower portion; at the existing back house, replacing doors; and restoring the existing studio window, including removing existing roofing and returning the opening to its historic size, and installing a new metal studio window assembly within the restored opening; and below-grade interior work, including excavation at the cellar and rear yard to increase the floor-to-ceiling height within the existing footprint of the cellar to a total depth of 12'4", and to create a new below-grade extension of the cellar to connect the main house to the

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back house. The proposal was shown in a digital presentation titled “121 Washington Place,” dated March 5, 2019, prepared by Lichten Architects, including eighteen (18) 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 121 Washington Place is a rowhouse built in 1831, and altered in the neo-Georgian style in 1925; 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 existing studio window at the main house is not visible from the street, and that the slight change in material and configuration of this window will not detract from this special feature, and will retain the existing size and slope of the window and pattern of the vertical muntins; that the leaded glass windows and doors at the ground floor of the main house do not appear to be related to a significant alteration of the building, therefore their removal will not eliminate any significant historic fabric; that the restoration of the existing studio window at the back house, including restoring the opening to its original size, will help preserve this significant feature and return the building closer to its original condition; that the block interior is varied, featuring rear yard incursions, landscaping, and hardscaping, and therefore the excavation at the rear yard for a below-grade addition will not will not diminish a cohesive central green space nor alter the relationship of the rear yard to the neighboring yards; that the new landscaping at the rear yard above the below-grade addition will maintain the existing grade at the rear portion of the yard; that all necessary underpinning, re-pointing and shoring of the masonry walls of the building and of the rear yard walls will be undertaken in a manner to ensure the stability of the building and adjacent buildings throughout the excavation process; and that the excavation is to be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer, to protect the building's primary façades and the adjacent buildings. 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 three openings at the rear house be maintained in order to preserve most of the historic masonry and original composition of this 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 March 18, 2019, the Commission received two sets of the required final filing drawings, labeled SOE-001.00, SOE-101.00, SOE-201.00, SOE-202.00, SOE-301.00, SOE-302.00, SOE-401.00, and SOE-402.00, dated November 16, 2018, prepared by Gregory Biesiadecki, P.E.; drawings M-001.00 through M-003.00, M-100.00, M-102.00, M-200.00, M-201.00, M-300.00, M-301.00 through M-303.00, M-400.00, M-500.00, P-001.00 through P-003.00, P-100.00 through P-102.00, P-300.00, P-301.00, and P-500.00, dated February 22, 2019, prepared by Peter Votto, P.E.; drawings T-000.00, G-100.00, Z-001.00, Z-002.00, DM-200.00, DM-210.00, A-300.00, A-310.00, A-400.00, A-410.00, A-420.00, A-430.00, A-450.00, A-460.00, and A-470.00, dated February 28, 2019, prepared by Kevin Lichten, R.A.; drawings S-000.00, DM-100.00, DM-101.00, S-100.00, S-101.00, S-102.00, S-200.00, S-201.00, and FO-100.00, dated April 9, 2019, prepared by Don Friedman, P.E.; as well as drawings KP-1, KP-2, and LPC-3 through LPC-21, dated January 28, 2019; drawings LPC-1 through LPC-12, dated February 5, 2019; and a front door conditions assessment, dated June 12, 2019, all prepared by Artistic Doors & Windows; an exterior historic paint investigation, dated February 11, 2019, prepared by EverGreene Architectural Arts, Inc.; a monitoring plan, dated February 25, 2019, prepared by Cruickshanks Engineering & Consulting, PLLC; a building inspection report, dated November 28, 2017, prepared by Old House Inspection Company, Inc.; a geotechnical engineering study, dated July 20, 2018, prepared by Langan Engineering; existing condition and rooftop mock up photos; and slate roofing samples.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained; that the requirement to retain the three (3) door openings at the back house had been incorporated into the scope of work; and noted that these materials include additional work, consisting of exterior work at the Washington Place facade, including select brick repointing at all floors; at the first floor, removing the deteriorated historic wood entrance door and operable divided light transom, and installing a new paneled wood door to match existing, painted light blue, and operable divided light transom to match existing, painted black; at the second floor, removing and replacing three (3) arch-headed six-over-nine double-hung wood windows with arched muntins at the upper sash in-kind; at the third floor, removing and replacing three (3) six-over-six double-hung wood windows in-kind; at the fourth floor, removing three (3) arch-headed one-over-six double-hung wood windows, and installing three (3) arch-headed six-over-six double-hung wood windows with arched muntins at the upper sash, all with profiled wood brickmolds and a black painted finish; at the fourth floor dormer windows, removing and replacing profiled wood window surrounds in-kind, including triangular pediments and fluted pilasters, all painted off-white; at the wood cornice, repainting the cornice white to match existing; at the mansard roof, removing and replacing slate shingles in-kind; at the parapet, removing and replacing select cast stone coping in-kind; at the non-visible east (side) facade, infilling six (6) window openings at the cellar through fourth floors with new brick infill; creating four (4) new window openings at the cellar level, and installing four (4) one-over-one windows within the new openings; at the rear facade, select brick repointing at all floors; at the second floor, removing three (3) six-over-six windows, enlarging openings by lowering the sills, and installing three (3) new multi-light paired French doors within the modified openings, and installing metal Juliet balconies at each of the openings; at the third floor, removing and replacing three (3) six-over-six windows within the existing masonry openings; at the fourth floor, removing and replacing one (1) six-over-six window; at the roof, removing an existing elevator bulkhead, skylight, access hatch, and HVAC equipment; and installing one (1) new skylight, one (1) access hatch; two (2) chimney flues; seven (7) HVAC units; and a metal railing at the north end of the roof; at the non-visible back house, removing and replacing three (3) pairs of multi-light wood doors within the existing masonry openings in-kind; at the east facade, infilling one (1) window opening with new brick infill; removing and replacing one (1) one-over-one window; and at the roof, removing and replacing slate roofing tiles in-kind; and at the rear yard, installing a walkable glass skylight above the approved below-grade addition. 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 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted, Section 2-11(c)(3) for pointing mortar joints, and Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-14 for Window and Doors, including Section 2-14(e) for special windows and doors at all facades, Section 2-14(f)(2)(ii)(B) for new windows and doors at primary facades at small residential and commercial buildings, Section 2-14(h)(1) for new windows and doors at secondary nonvisible or minimally visible facades, Section 2-14(h)(1)(ii) for filling in window and door openings at secondary nonvisible or minimally visible facades, and Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades; 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; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces. Furthermore, with regard to these or other aspects of the work, the Commission finds that the rear yard skylight will not be visible from public thoroughfares; and that the installation will not result in the damage or removal of significant architectural features. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-37536 is being issued.

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 brick joint cutting and repointing mortar 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 efagan@lpc.nyc.gov for review, or contact staff to schedule a site visit.

SHOP DRAWINGS REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) 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 shop drawings for the replacement decorative wood surrounds at the primary facade dormers, prior to the commencement of work. Digital copies of all shop drawings may be sent to efagan@lpc.nyc.gov for review.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPPN 10/88 monitoring.

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 Elizabeth Fagan.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Shane Reidy, Lichten Architects

cc: Edith Bellinghausen, Deputy Director; Shane Reidy, Lichten Architects