



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> 06/06/17	<b>EXPIRATION DATE:</b> 1/24/2023	<b>DOCKET #:</b> LPC-19-10064	<b>COFA</b> COFA-19-10064
<b>ADDRESS:</b> 126 WAVERLY PLACE		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 552 / 7501
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

**Linda Greenfield**  
**Washington Place Assoc.**  
**295 Madison Avenue**  
**New York, NY 10017**

**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 24, 2017, 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 December 29, 2016, and as you were notified in Status Update Letter 19-8001 (LPC 19-5771), issued on January 25, 2017.

The proposal, as approved, consists of modifying the two easternmost bays at the Waverly Place façade by removing multi-light doors and adjoining masonry, including the slightly projecting brick piers flanking the bays, cast stone lintels, and a section of granite at the base and cast stone bandcourse, as well as four light fixtures, and installing cast stone lintels and green-painted metal storefront infill, featuring two single-light display windows at the easternmost storefront and one single-light display window and door at the second easternmost storefront, as well as reinstalling two of the existing light fixtures at the adjoining masonry piers. Cast stone surrounds flanking the infill, and full-height display windows, without bulkheads, were included in the proposal, but were not approved by the Commission. The work was shown in a digital presentation, titled "Proposed Waverly Place Store Front," dated January 9, 2017 and prepared by Andrew Fredman RA, including ten slides, consisting of photographs and drawings, all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that 126 Waverly Place is an apartment building designed by James Stewart Polshek, and constructed pursuant to Landmarks Preservation Commission Certificate of Appropriateness 85-0054 (LPC 84-3020), issued on December 5, 1985.

With regard to this proposal, the Commission found that the existing infill and adjoining masonry proposed to be removed are not historic, and their removal will not diminish any significant architectural features of the streetscape; that the enlarged bays will be well scaled to the façade and in keeping with storefront bays at the sides of buildings of this size within the historic district in terms of their placement; that, when seen in context with the neighboring historic townhouses, the enlarged masonry openings will remain in keeping with the scale of existing masonry openings within the streetscape and will not draw undue attention to the bays; that the proposed storefront infill will be compatible with the design of the building and in keeping with storefronts found at modern buildings throughout the historic district in terms of its basic design, materials, finishes, and detailing; and that the relocated light fixtures will be consistent with the remaining light fixtures at this façade in terms of pattern of placement. 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 bulkheads be incorporated into the design and the cast stone at the side of the bays be eliminated.

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

Subsequently, on April 3, 2017 and May 16, 2017, the Commission received drawings T-100.00, A-100.00, A-200.00, A-201.00, A-300.00, and A-301.00, dated March 20, 2017 and prepared by Andrew D. Fredman, RA, and on May 9, 2017, received an e-mail from Andrew Fredman.

Accordingly, the staff of the Commission reviewed the submitted materials and note that they include the incorporation of cast stone bulkheads at the display windows and the omission of the cast stone surrounds, as well as corresponding adjustments to the adjacent masonry, including the reconstruction of a portion of the brickwork, cast stone bandcourse, and granite, including replacing the slightly projecting brick piers with brickwork flush with the facade, reusing the brickwork where feasible and replacing brickwork, cast stone bandcourse, and granite in-kind, as well as retaining, rather than replacing, the existing cast stone lintels.

With regard to the modifications and additional work, the Commission finds that the modifications to the design required by the Commissioners have been made; that the bulkheads will be in keeping with bulkheads found at storefronts throughout the historic district in terms of height and consistent with the design of the building in terms of material and finish; and that the replacement masonry will match the existing masonry in terms of placement, material, dimensions, texture, finish, profiles and details thereby maintaining a unified design. Additionally, the design approved by the Commission has been maintained and the required modifications incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and this Certificate of Appropriateness is being issued.

Please note that this permit is being issued contingent upon the Commission's review and approval of brick, mortar, cast stone, and granite samples prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Promptly submit the requested materials to the Commission staff. Digital photographs of all samples may be sent via e-mail to [ajennings@lpc.nyc.gov](mailto:ajennings@lpc.nyc.gov) for review. This permit is also contingent on the understanding that the masonry work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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 Anne Jennings.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Andrew Fredman, Andrew Fredman Architect LLC

**cc:** Bernadette Artus, Deputy Director; Andrew Fredman, Andrew Fredman Architect LLC