



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: 08/03/18 | EXPIRATION DATE: 3/6/2024 | DOCKET #: LPC-19-26497 | COFA COFA-19-26497 |
| ADDRESS: 137 WEST 13TH STREET | | BOROUGH: MANHATTAN | BLOCK/LOT: 609 / 163 |
| Greenwich Village Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Robert Kaliner
137 W 13 PO LLc
115 West 27th Street
New York, NY 10001

**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 March 6, 2018, 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 February 8, 2018, and as you were notified in Status Update Letter 19-19946 (LPC 19-19946), issued on March 9, 2018.

The proposal, as approved, consists of exterior alterations at the West 13th Street façade including, at the first through third floor, removing plywood from eight (8) masonry openings, lowering the three (3) masonry openings at the 3rd floor to their historic locations, and installing six (6) six-light wood casement windows and two (2) six-light wood casement windows with two-light fixed transoms, all with a black finish and profiled wood brickmolds; at the basement, removing one (1) window assembly featuring multi-light casement windows, infilling portions of the masonry opening, and installing two (2) six-light wood casement windows, all with a black finish and profiled wood brickmolds; at the rear yard, rebuilding the rear façade with brick in kind and installing brownstone stucco sills and lintels, three (3) punched openings with multi-light wood tilt-and-turn windows at the 3rd floor, and two (2) punched openings with multi-light wood tilt-and-turn windows and one (1) punched opening with a multi-light door at the 2nd floor; and constructing a 1-story plus basement rear yard addition featuring stone panel cladding, a recessed window assembly featuring two (2) steel French doors flanked by two (2) full-height fixed windows and a deck with a metal and glass

railing and stairs to the rear yard at the 1st floor, and a window assembly featuring two (2) steel French doors flanked by two (2) full-height fixed windows, all with a black finish at the basement; and a deck with a metal and glass railing on the roof of the 2nd floor; at the main roof, constructing a 1-story occupiable addition featuring gray stucco cladding and at the partially-visible south façade, two piers with a recessed assembly of four (4) metal windows, all with a black finish, and at the non-visible north façade, three (3) multi-light glass and metal doors, all with a black finish; constructing an elevator bulkhead and wood mechanical equipment enclosure with a weathered gray finish; installing two (2) non-visible HVAC units within the mechanical equipment enclosure; extending partially-visible metal flues and finishing a matte neutral color; and installing glass and metal railings at the north and south sides of the roof; and excavating below the existing building, the new addition, and into the rear yard to create an additional story and sunken patio below-grade with stone retaining walls and steps; as described in engineers report dated February 22, 2018, prepared by Severud Associates Consulting Engineers P.C.; and as shown in a digital slide presentation titled “137 West 13th,” dated March 6, 2018, and prepared by Klaber Design + Architecture PLLC, including 27 slides consisting of historic and existing condition photographs, renderings, drawings, and building material samples, all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 137 West 13th Street as an altered Greek Revival style rowhouse built in 1845; 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 proposed work will not eliminate or damage any significant architectural features of the building; that the multi-light configuration of the wood casement windows will provide the scale and articulation found in historic windows at buildings of this age and style and the operation will recall the windows that were present at the parlor floor and top floor at the time of the 1940s tax photograph; that the use of casement windows at the second floor will maintain unity of fenestration throughout the façade, which historically had casement windows at the parlor and top floors; that the proposed gray stucco clad rooftop addition and elevator bulkhead, wood mechanical screen, and a glass and metal railing, will be set back from the front façade and will only be minimally visible from limited oblique angles on West 13th Street; that although the flue extensions will be partially visible over the primary façade, they will feature a neutral finish and will be typical of other similar flue extensions at buildings of this type, style, and age throughout the historic district; that the building is surrounded by large buildings and other rear yard incursions, therefore the presence of the proposed rear yard addition will not diminish a coherent central green space; that the proposed rear yard addition, featuring large window openings, balconies, and limestone cladding, will be of a modest height and depth, and will not be visible from a public thoroughfare; that the existing rear façade is covered in a cementitious coating that most likely cannot be removed without damaging the underlying bricks, therefore, rebuilding the rear façade in kind with salvaged brick and the existing cornice will return it closer to the historic condition; that the excavation at the rear yard will be held back six feet from the rear property line, thereby retaining the presence of a substantially deep planting bed; that the excavation at the cellar and under the rear yard will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed engineer to protect the building and the adjacent buildings; and that the proposed work will not detract from the special architectural and historic character of the building and the Greenwich Village Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application.

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. Subsequently, on May 31, 2018, the Commission received written correspondence and

photographs dated June 19, 2018, prepared by RoundSquare Builders, LLC; written correspondence dated July 31, 2018; exhibit labeled LPCR14 all dated July 6, 2018; and exhibits LPC-R1 through LPC-R9, LPC-R11, and LPC-R12 all dated June 19, 2018, prepared by Klaber Design Architecture; and as shown on drawings labeled A-001.00 through A-003.00, A-020.00 through A-024.00, A-100.00 through A-106.00, A-110.00 through A-115.00, A-200.00, A-201.00, A-300.00 through A-303.00, A-610.00, A-611.00, A-630.00, A-631.00, A-640.00, A-641.00, A-700.00 through A-703.00, DM-101.00 through DM-103.00, LPC-000.00 through LPC-003.00, LPC-100.00 through LPC-102.00, and LPC-200.00 all dated July 17, 2018, prepared by Thomas James Klaber, R.A.; on drawings labeled SOE-001.00 through SOE-005.00 all dated January 26, 2018, prepared by David R. Good, P.E.; FO100.00, FO101.00, FO201.00 through FO203.00, FO701.00, S101.00 through S105.00, S201.00, S410.00, S600.00, S610.00, S701.00 through S703.00, S711.00 through S713.00 all dated May 8, 2018, prepared by Steven J. Najarian, P.E.; on drawings labeled P-001.00, P-102.00, P-200.00, P-201.00, P-300.00, P-301.00, P-302.00, SP-001.00, SP-002.00, SP-101.00, SP-102.00, SP-200.00, SP-300.00, M-001.00, M-002.00, M-100.00, M-101.00 through M-107.00, M-200.00 through M-202.00, M-300.00 through M-303.00, E-001.00, E-002.00, E-100.00 through E-102.00, E-200.00 through E-202.00, E-300.00 through E-303.00, E-401.00, and E-402.00 all dated May 11, 2018; drawings labeled P-002.00 through P-004.00, P-100.00, P-101.00 all dated May 21, 2018; drawing labeled SP-100.00 dated June 19, 2018; and drawing labeled EN-100.00 dated May 22, 2018, prepared by Gilbert Miguel Quintanilla, P.E.

Accordingly, the staff of the Commission reviewed these materials and noted that they include modifying the scope of work including, installing bluestone panel cladding on the rear façade at the rear yard addition, in lieu of limestone panel cladding; and expanding the scope of work including, at the West 13th Street façade, at the 1st through 3rd floors, removing the paint and repointing brickwork at select location; installing new cast stone sills and profiled lintels at each masonry opening; repairing the cornice and installing wood Dutchman for portions of the missing the fascia; at the basement, resurfacing the façade with a tinted Portland cement and lime based mortar over the existing brick masonry and scoring to match the basement at 139 West 13th Street; installing (1) one hose bib; and relocating one (1) utility connection to the side of the stoop; at the front areaway, removing the non-historic railings and installing new ironwork to match the existing ironwork at the stoop; removing concrete paving and installing bluestone pavers; rebuilding the below-grade planter using a tinted Portland lime and cement based mortar on a masonry back-up; installing two (2) non-visible vents with a brown finish in the built-in planter; removing and replacing one (1) wall-mounted light fixture; and removing one (1) non-historic metal door at the side of the stoop and installing one (1) wood and glass door with a black finish; at the stoop, temporarily removing, refurbishing off-site, and repainting existing historic railings; and resurfacing the side of the stoop using a tinted Portland cement and lime based mortar; at the first floor, installing one (1) intercom and two (2) wall-mounted light fixtures, all with a black finish; at the 4th floor, installing one (1) non-visible light fixture at the penthouse pier; at the rear façade, repairing the wood cornice with wood putty and Dutchman and repainting to match existing; installing two (2) light fixtures at the cellar and two (2) light fixtures at the first floor; at the rear yard, installing paving and planter features and stone and wood fencing at the lot lines; at the roof, installing pavers and built-in planters at the north and south sides, and installing vents; and interior alterations at the sub-cellar, basement, and 1st through 4th floors including the construction of nonbearing partitions and finishes, as well as mechanical, plumbing, and electrical work.

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 2-14 for brownstone restoration; Section 2-17(c)(1) for restoration of facade features and storefronts; Section 2-19(e)(1) for construction of rooftop additions. Furthermore, with regard to these or other aspects of the work, the Commission finds that the rear façade will not be visible from a public thoroughfare; that the bluestone cladding will be homogenous in color; that the use of a natural stone material typical of buildings and site

features in this historic district will be maintained; that the replacement of the existing modern door below the stoop will not eliminate any original historic fabric or diminish any significant alterations, added over time; that the proposed door below the stoop will be simple in design; that the proposed finish will be in keeping with the historic color palette of buildings of this type style and age; that the planter wall and through-wall vents at the front areaway are below-grade; that the vents will not be visible from a public thoroughfare; that the vents will be flush with the masonry and finished to blend with the surrounding conditions; that the light fixtures will be typical in placement and finish; that no exposed conduits or junction boxes will be included; that the intercoms will be discreet in placement, small in size, simply designed, and painted to blend with the surrounding conditions; that re-paving the areaway will be contained within the areaway defined by an existing fence, balustrade or curb; that the work will not result in the removal or destruction of significant historic fabric; that the paving materials are consistent with the paving materials historically found in areaways and yards of buildings of this age and type; that the proposed areaway changes will be compatible with the special architectural and historic character of the building and the historic district; that the cleaning will utilize the gentlest effective methods available and without damaging the masonry; that only low pressure water rinses, not to exceed 500 psi, will be used; that the metal patching compound will be compatible with the ironwork in terms of composition, will help return it to a state of good repair and will be painted to match the surrounding finish; that the ironwork will be promptly be reinstalled in its historic location after the completion of the interior alterations; that the patching compound will be compatible with the woodwork in terms of composition and will help return it to a state of good repair; that the Dutchmen will match the historic woodwork in terms of material, finish, profiles and details and with tight, neat joints, helping to minimize the perceptibility of the repair; that the work will not result in damage to or loss of any significant historic fabric; that the existing joints will be raked by hand only; that the pointing mortar will be compatible with the masonry in terms of composition and will match the historic mortar in terms of profiles, texture, and finish; and that the work will support the long term preservation of the building. Additionally, staff found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-26497 (LPC 19-26497) 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: This permit is contingent upon the Commission's review and approval of installed sample mockups of chemical cleaning, joint cutting, replacement brick and mortar, cast stone sills and lintels, and brownstone resurfacing mortar, 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. Submit clear, color digital photographs of all samples to lpollack@lpc.nyc.gov for review, or to schedule a site visit. This permit is also contingent on the understanding that the 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 Leanne Pollock.

Frederick Bland
Vice Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Robert Kaliner, 137 W 13 PO LLc

cc: Cory Herrala, First Deputy Director; Robert Kaliner, 137 W 13 PO LLc