



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

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|-------------------------------------|-------------------------------------|----------------------------------|-------------------------------|
| ISSUE DATE: 07/27/17 | EXPIRATION DATE: 2/7/2023 | DOCKET #: LPC-19-13564 | COFA COFA-19-13564 |
| ADDRESS: 145 PERRY STREET | | BOROUGH: Manhattan | BLOCK/LOT: 633 / 37 |
| Greenwich Village Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Kevin Young
Greenwich Heights Corporation
 113 Hester Street
 New York, NY 10002

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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 February 7, 2017, following the Public Hearing of the same date, voted to approve a proposal for certain work at the subject premises, as put forward in your application completed on January 12, 2017, and as you were notified in Status Update Letter 19-8708, issued on February 9, 2017. The approval will expire on February 7, 2023.

The proposed work, as approved, consists of the demolition of the existing two-story garage building; the construction of two new buildings, a six-story apartment building at the north portion of the lot on Washington Street (703 Washington Street) and a large townhouse at the corner of Perry and Washington Streets (145 Perry Street); with the apartment building to have bronze framing and sills, and a bronze parapet, with a decorative bronze façade at the ground floor with a bronze entry door, and a bronze sidewalk planter in front of the recessed ground floor, bronze-framed window assemblies at the 2nd through 6th floors consisting of fixed single-pane and single-pane awning windows, with wood slats behind the windows; the non-visible rear façade of the apartment building will consist of a bronze framed façade, with an angled single-pane tilt-and-turn casement window at the southern, recessed portion of the façade, and a window assembly at the northern portion of the façade with fixed and single-pane tilt-and-turn windows; and the roof of the apartment building will have a stair and elevator bulkhead, with a bronze screen at the upper portion of the bulkhead to conceal mechanical equipment at the roof of the bulkhead, new planters and paving, a

steel and wood trellis, and mechanical equipment at the main roof; and with the new townhouse to consist of light-colored brick at all façades and above a granite base at the street facades; with a bronze entrance door with a fixed window within a large masonry opening at the northern end of the Washington Street façade, four pairs and one tripartite assembly of bronze-framed awning windows at the basement floor within the granite base on the Washington Street façade; a punched window opening at the 2nd floor of the Washington Street façade with a pair of three-light bronze-framed casement windows; a double-height punched window opening at the mezzanine and 2nd floors of the Perry Street façade with a pair of three-light bronze-framed casement windows and a pair of two-light bronze-framed casement windows with a decorative bronze panel between, three (3) double-height punched window openings at the 3rd and 4th floors of the Washington Street façade and two (2) double-height punched window openings at the 3rd and 4th floors of the Perry Street façade, each with two pairs of three-light bronze framed casement windows with a decorative bronze panel between each pair of windows; a large masonry opening at the 1st through 2nd floors on the Washington Street façade, with a recessed façade consisting of terra cotta tiles with decorative bronze panels and two pairs of three-light bronze-framed casement windows at each floor, and with a cast bronze planter below the 1st floor windows in the recessed space; two large masonry openings at the 1st through 2nd floors at both street facades and two large masonry openings at the 3rd and 4th floors at both street facades, with a recessed atrium at the corner clad with terra cotta tiles and decorative bronze panels, punched window openings with fixed and operable casement window assemblies, a projecting window bay at the 1st through 2nd floors with multi-light casement window assemblies facing both street facades, a landscaped area at the 1st floor of the recessed area along Perry Street and a bronze planter at the roof of the projecting bay and below the windows at the 3rd floor within the recessed portion, and all partially concealed by perforated brick screens at the corner of the building and along a portion of each street façade; and a recessed main entrance at the eastern end of the ground floor of the Perry Street façade, with stone steps leading to a pair of bronze-and-glass doors with sidelights, bronze paneling, a bronze screen in front of the entrance and paneling, a cast bronze clad garage door, and a cast bronze clad service entrance at the easternmost end of the façade, with a new curb cut at the concrete sidewalk leading to the new garage; at the partially visible east secondary façade and at the non-visible rear and courtyard facades, the installation of punched window openings with fixed and operable casement windows and bronze panels, and at the 1st floor of the townhouse, the installation of window and door assemblies consisting of multi-light fixed and operable casement windows and doors leading to the rear garden; and at the roof of the new townhouse, the construction of large central stair and elevator bulkhead with HVAC equipment at the roof, a stair bulkhead at the eastern edge of the roof with a skylight at the roof, all clad with either bronze panels or stucco, two chimney flues, and two steel-and-wood trellises; and the creation of a new rear garden, with stone paving, new trees and planters within retaining walls, a new pergola, and outdoor kitchen equipment; as shown in presentation sheets 1-12, 12a, 13, 13a, 14, 15, 15a, 16, 16a, 16b, 17-22, 22a, 23, 24, 24a, 25-38, and an unlabeled appendix of six renderings of the buildings, all dated 2/7/17, prepared by Leroy Street Studio, submitted as components of the application, and presented electronically at the February 7, 2017 Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District designation report describes 145 Perry Street as a two-story garage. The Commission also noted that Status Update Letter 08-8340 was issued on March 27, 2008, for the demolition of the existing garage and the construction of a new building; Certificate of Appropriateness 10-4353 was issued on December 14, 2009, for the demolition of the existing garage and the construction of three new buildings; and that a proposal for the demolition of the existing garage and the construction of new buildings was presented at the November 22, 2011 Public Hearing, with no action taken by the Commission at that time. Staff further notes that the Perry Street block consists mostly of commercial buildings, ranging in height from one to six stories; and that buildings, similar in scale, are found at other corner lots in the district.

With regard to this proposal, the Commission found that the existing garage building is not a building for which the Greenwich Village historic district was designated, therefore its demolition will not detract from the special historic and architectural character of the historic district; that the height, bulk, and massing of the proposed buildings will be in keeping with the scale of historic apartment buildings within the historic district on Washington and Perry Streets and with modern apartment buildings outside the historic district on the west side of Washington Street; that locating the new apartment building at the north of the site will allow for a contextual transition between the similarly scaled apartment buildings to the north and the new large townhouse at the corner; that the design of the new apartment building, consisting of a bronze structure set slightly back from the streetwall with wide bronze-framed projecting window openings separated by bronze spandrels, will be a modern interpretation of tall mid-block apartment buildings with punched window openings typically found within the historic district; that the recessed ground floor entrance of the apartment building, with a bronze-paneled entrance door, decorative bronze panels, and a large bronze planter, will be slightly lower than the adjacent storefronts and will be well-scaled to the pedestrian experience of the street; that the design of the new townhouse, consisting of a light-colored hand-made brick façade above a granite base, with multi-story window openings with multi-light bronze windows with spandrels and monumental masonry openings with a recessed terra cotta façade with multi-light bronze windows with spandrels, will be in keeping with modified warehouse and other large-scale buildings found elsewhere within this and neighboring historic districts; that the brick screen façade at the corner of the townhouse will follow the acute angle of the street corner while the interior structure will be perpendicular to Washington Street resulting in a juxtaposition that allows the brick façade to follow the streetwall on Perry Street while the interior terra cotta clad structure relates to the traditional rectilinear design of new and historic apartment buildings to the north; that the recessed bronze-framed planters within the monumental openings along both facades and the recessed bronze-framed entrance with a planter along Perry Street will allow for a connection between the large openings and the pedestrian experience of the street; that the presence of a curb cut for a new integrated garage will be in keeping with curb cuts found at garages and other industrial buildings along Perry Street and elsewhere within the western portion of the historic district; that the design of the landscaped rear garden on this large corner lot will result in the preservation and restoration of greenspace in the interior court; that the proposed materials and finishes, including a light beige brick, bronze-framed windows with light wood shutters behind, bronze panels, terra cotta panels, and granite, will be harmonious with the material and color palette characteristic of the apartment, warehouse, and modern buildings at the western end of the district; that the visible bulkheads, landscaping, and mechanical equipment at the roofs of the new buildings will be in keeping with visible rooftop accretions found at large apartment buildings found elsewhere within the historic district and that the light bronze finish at the townhouse bulkhead will not overwhelm the building or streetscape when viewed across lower buildings from the east along Perry Street; and that, overall, the corner townhouse will provide a strong, harmonious termination to the Washington and Perry streetscapes and the apartment building will provide balance to the Washington streetscape thereby enhancing the historic and architectural character of 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 the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review, and approval of two sets of final signed and sealed Department of Buildings filing drawings for the approved work.

Subsequently, the Landmarks Preservation Commission received final drawings A420.00, dated 8/3/16, Z 002.00, Z 004.00, A 300.00, and A 301.00, dated 12/14/16, Z 003.00, dated 12/23/16, T 001.00, Z 001.00, A400.00, A401.00, A421.00, EN001.00, and EN002.00, dated 3/10/17, and A 100.00 through A 107.00, A 200.00, A 201.00, A 202.00, and A 203.00, dated 7/10/17, all prepared by Marc Adam Turkel, R.A., drawings EN-003.00 through EN-010.00, dated 10/15/16, M-010.00, M-011.00, M-020.00, M-030.00, M-031.00, M-040.00, M-041.00, M-100.00 through M-108.00, P-010.00, P-030.00, P-031.00, P-032.00, P-

040.00, P-041.00, P-042.00, P-099.00, and P-100.00 through P-108.00, dated 9/16/16, all prepared by Thomas Vincent Polise, P.E., drawings FO100.00, S 101.00, S 102.00, S 103.00, S 104.00, S 105.00, S 106.00, and S 107 (a set of each of the preceding drawings for the townhouse and for the apartments), S 108.00, S 120.00, S 121.00, S 200.00, S 201.00, S 202.00, S 203.00, S 204.00, S-300.00, S-301.00, and S 400.00, dated 3/13/17, all prepared by Nathaniel Ezra Oppenheimer, P.E., drawings (for 703 Washington Street) SOE-101.00, SOE-100.00, SOE-200.00, and SOE-300.00, and drawings (for 145 Perry Street) SOE-001.00, SOE-100.00, SOE-200.00, SOE-201.00, SOE-202.00, and SOE-300.00, all dated 11/11/16, all prepared by Robert W. Bronzino, P.E., and drawings for the demolition of the existing building DM-100.00 through DM-107.00, dated 1/20/17, prepared by Santiago Helman, P.E. Staff reviewed these drawings and found that there are minor changes to the configurations and fenestration patterns of the a few of the new window openings, which are in keeping with the approved design, and that the approved work has otherwise been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-13564 is being issued.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

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 Timothy Shaw.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Bill Higgins, Higgins Quasebarth & Partners

cc: Caroline Kane Levy, Deputy Director; Bill Higgins, Higgins Quasebarth & Partners