



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: 07/05/18	EXPIRATION DATE: 4/17/2024	DOCKET #: LPC-19-25530	COFA COFA-19-25530
ADDRESS: 147 WAVERLY PLACE		BOROUGH: MANHATTAN	BLOCK/LOT: 593 / 31
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Stuart Orenstein
147 Waverly Place Condominium
622 3rd Avenue, 15th Fl
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 April 17, 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 forth in your application completed on March 22, 2018, and as you were notified in Status Update Letter 19-19282 (LPC 19-19282), issued on April 18, 2018.

The proposal, as approved, consists of removing portions of an existing modern penthouse addition; constructing a new metal and glass addition at the penthouse, extending further westward than the existing and featuring an overhanging roof; extending existing and installing new flues; and installing glass railings at the inboard sides of parapets along the Waverly Place and secondary (north and west) facades, as shown in a digital presentation, titled "147 Waverly Place, 12th Floor & Penthouse," dated (received) April 9, 2018 and prepared by Steven Harris Architects LLP, including 28 slides, consisting of photographs, photo mock-ups, and drawings, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that Greenwich Village Historic District Designation Report describes 147 Waverly Place as a loft building designed by Jardine, Kent & Hill and built in 1911-12; 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 Certificate of Appropriateness 06-299 was issued on October 24, 2005, approving the removal of water towers, as well as modifying existing and installing new penthouse additions and rooftop bulkheads.

With regard to this proposal, the Commission found that the proposed work will not alter or eliminate any significant architectural features of the building; that except in long distance views, only a corner of the proposed addition and flues will be visible from public thoroughfares over the primary façades and these elements will be small in relation to the size of the building and less prominent in these views than the chimney being removed; that when the work is seen over the primary façade in long distance views, the proposed addition will be seen in conjunction with existing rooftop accretions of similar size within a varied streetscape context, thereby helping it remain a discreet presence; that the replacement of a portion of the brickwork at the northern façade of the penthouse with glazing, slightly set back from the historic secondary façade below, will be harmonious with the historic façade in terms of materials and proportions; that the glazed portion of the addition at the northern façade, featuring mullions and an overhanging roof, will be evocative of a greenhouse, sometimes found at terraces of buildings of this age and size; that the simple design and details of the addition will be in keeping with the character of rooftop accretions and not draw undue attention to the work; that the light colored finishes of the addition will help it to blend with its context and remain a secondary background element; and that the glass railing will only be seen from public thoroughfares at a distance from selected views and will be unframed, with a non-reflective coating, helping it to recede from view. Based on these findings, the Commission determined the work to be appropriate to the building and the Greenwich Village 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 or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on May 7, 2018, the Commission received drawings G-010.0, D-101.0 through D-103.0, A-101.0 through A-504.0, dated April 24, 2018, and prepared by Steven Harris, RA; drawings S-100.00 and S-200.00, dated April 24, 2018, and prepared by Nathaniel Ezra Oppenheimer, PE; and drawings M-101.00 through M-203.00, P-101.00 through P-205.00, and SP-100.00 through SP-202.00, dated April 25, 2018, and prepared by Laure E. Becht, all submitted as components of the application.

Accordingly, staff reviewed these materials and noted that they include additional work, consisting of alterations at the twelfth floor of the Waverly Place and secondary (north and west) façades, including replacing eighteen (18) green-painted one-over-one double-hung metal windows, four (4) green-painted six-over-six double-hung metal windows in-kind, and two (2) green-painted two-over-two double-hung metal windows in-kind; alterations at the roof, including replacing the flat roofing assembly, replacing wood decking, and concrete pavers in-kind; and installing vegetated tray pavers; and interior alterations at the twelfth and penthouse floors, including the demolition and construction of nonbearing partitions and finishes, as well as electrical, mechanical and plumbing work.

With regard to the 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 3-04(c)(2) for replacement of windows at primary facades; and Section 3-04(d)(1) for replacement of windows at visible secondary facades. Furthermore, with regard to these or other aspects of the work, the Commission finds that the installation of the new roofing assembly and pavers will not result in damage to or loss of any significant historic fabric; that the work will aid in the long term preservation of the building by preventing water infiltration; and that the work at the roof will not be visible from a public thoroughfare. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-25530 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>

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 Richard Lowry.

Frederick Bland
Vice Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:

Andrea Leung

cc: Bernadette Artus, Deputy Director; Andrea Leung,