



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> 08/17/18	<b>EXPIRATION DATE:</b> 11/14/2023	<b>DOCKET #:</b> LPC-19-27595	<b>COFA</b> COFA-19-27595
<b>ADDRESS:</b> 182 WAVERLY PLACE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 610 / 22
Greenwich Village Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Mark M. Salzman**  
**Tenth & Waverly LLC**  
**313 W. 22nd Street, 1D**  
**New York, NY 10011**

**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 November 14, 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 October 19, 2017, and as you were notified in Status Update Letter 19-12554 (LPC 19-12554), issued on December 6, 2017.

The proposal, as approved, consists of demolishing two (2) rear yard additions at the parlor and second floors; constructing a three-story, brick-clad rear yard addition, featuring a central two-story metal-clad oriel window at the parlor and second floors, copper standing seam roofing, and black finished wood and glass multi-light windows and doors at the basement level; and excavating at the rear yard 4' 7-5/8", as shown in a digital presentation, titled "182 Waverly Place, 184 Waverly Place, and 156 West 10th Street," dated November 14, 2018, and prepared by Guerin Glass Architects, PC, including 25 slides, consisting of photographs, drawings, and photomontages, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission notes that the Greenwich Village Historic District Designation Report describes 182 Waverly Place as a Greek Revival style rowhouse built in 1839; 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 demolition of the existing rear yard extensions and construction of the proposed three-story rear yard addition will not eliminate any significant architectural features of the building; that the proposed rear yard addition will not be visible from a public thoroughfare; that the proposed rear yard addition will not project further into the rear yard than the existing rear yard extensions at this and other buildings within the block, and will not eliminate the presence of a rear yard or diminish a central green space; that the upper floor of the rear façade will remain intact, thereby preserving the relationship between this and other buildings in the row; that the proposed rear yard addition will feature brick cladding, metalwork at the oriel, and multi-light windows and doors, and will utilize traditional materials and features that are typical of rear facades and extensions of rowhouses in this historic district; that the excavation work at the rear yard abutting the corner building will not significantly alter the relationship of this yard to the neighboring yards, and will be built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building's facades and the adjacent buildings. Based on these findings, the Commission determined the work to be appropriate to the building and historic district and voted to approve the application with the stipulation that the applicant work with staff to refine the details of the top of the rear yard addition.

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 June 25, 2018, the Commission received drawings T-001.00, G-001.00, G-002.00, G-003.00, LPC-001.00, LPC-002.00, LPC-003.00, LPC-101.00, LPC-102.00, LPC-103.00, LPC-200.00, LPC-300.00, LPC-301.00, LPC-310.00, LPC-311.00, LPC-800.00, and LPC-801.00, dated May 30, 2017, and prepared by Scott J. Glass, RA.

Accordingly, staff reviewed these materials and noted that a copper gutter was added to the top of the rear yard addition; and a leader was added to the west façade of the rear yard addition; and that the drawings show additional work, consisting of replacing eight (8) gray finished, six-over-six, double-hung wood windows in-kind throughout the east (Waverly Place) facade; replacing two (2) gray finished, four-over-six, double-hung wood windows in-kind at the parlor floor of the east façade; replacing one (1) black finished, wood and glass door and three-light transom with one (1) blue-gray finished wood and glass paneled door and two-light transom at the parlor floor of the east façade; rebuilding the decorative molding above the primary entryway using a cementitious repair mortar at the parlor floor of the east façade; resurfacing deteriorated brownstone at select locations with a cementitious repair mortar throughout the east façade and at the stoop; repainting the wood door surround gray and metal window grille black at the parlor floor of the east façade; repainting the cornice gray; installing two (2) security systems, featuring cameras and intercoms, including one (1) system at the return of the entryway surround at the parlor floor and one (1) system at the basement level of the east façade; installing four (4) black finished light fixtures, including two (2) fixtures adjacent to the entryway at the parlor floor and two (2) fixtures at the basement level of the east façade; installing one (1) black finished metal window grille to match the historic grille at the parlor floor of the east façade; removing a metal stoop gate; replacing a modern black finished metal fence and gate with a black finished metal fence and gate at the areaway; replacing two (2) modern black finished metal railings with two (2) black finished metal railings at the stoop; replacing a black finished metal gate with a black finished metal gate at the north side of the stoop; excavating approximately 2' at the areaway to allow for better accessibility to the basement level entrance and installing untinted concrete steps; removing paint from brickwork with a chemical paint remover and a low-pressure water wash at throughout the east and west (rear) facades; repointing deteriorated mortar joints throughout the east and west facades; installing two (2)

light fixtures at the basement level of the west façade; installing a wood fence at the north lot line at the rear yard; installing a new waterproofing membrane at the roof; installing one (1) exhaust fan at the roof; installing two (2) wall-mounted condensing units at the chimney at the roof; and interior alterations at the cellar through third floor, including demolishing and constructing nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, excavation, and HVAC work.

With regard to this additional work, staff found 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 the replacement of windows; Section 2-17(c)(1) for restoration of facade features; Section 2-14 for sandstone restoration; Section 2-19(e)(1) for construction of rooftop additions; and Section 2-11(e) for HVAC and mechanical equipment installations. Furthermore, with regard to these or other aspects of the work, staff found that the addition of the gutter and leader will be typical of drainage details found at the tops of buildings throughout this historic district; that the replacement of the existing modern doors will not eliminate any original historic fabric or diminish any significant alterations, added over time; that the proposed doors will be in keeping with doors historically found at buildings of this type, style, and age in terms of materials, design, configuration, proportions, and details; that the proposed blue-gray, gray, and black finishes will be in keeping with the historic color palette of buildings of this type style and age; that the light fixtures will be typical in terms of placement and finish, well scaled to the entrance, and simply designed; that the cameras and intercoms will be placed at a distance from each other in discreet locations and will not draw undue attention to themselves; that the cameras and intercoms will be small in size, simply designed, and painted to blend with their surrounding conditions; that no exposed conduits or junction boxes will be included; that the removal of the existing stoop gate will eliminate unsympathetic alterations that detract from the significant architectural features of the building, without causing the removal of any historic fabric; that the replacement of the metal areaway fence, gate, and stoop railings is warranted by their deteriorated condition; that the excavation work 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 found in areaways and yards of buildings of this age and type; that the work will not substantially alter the apparent grade of the areaway; that the excavation and steps will occupy 50% or less of the areaway square footage; that the excavation, steps and landing are in keeping with expanded basement entrances found on buildings of similar age and style within the historic district; that the paving materials will be consistent with the paving materials historically found in areaways in the district; that the removal of the paint will utilize the gentlest effective methods available and will reveal the texture and finish of the underlying historic masonry; 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 existing joints will be raked by hand or by a method that will not cause damage to the surrounding brick; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; that the proposed work will protect the building's façade and structure from future damage due to water infiltration and aid in the long term preservation of the building; that the fence will be placed in the rear yard, behind the facades; that the fence will not be visible from a public thoroughfare; that the excavations in the basement will be done under the supervision of a professional engineer or registered architect, and that the work will not increase the exterior volume of the building or alter the scale and character of the building. Additionally, staff found that the design approved by the Commission has been maintained and the required change incorporated. Based on the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-27595 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of brownstone resurfacing mortar, brick pointing mortar, and joint cutting method 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 digital photographs of all samples to Stephanie Kraut [skraut@lpc.nyc.gov](mailto:skraut@lpc.nyc.gov) for

review. 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.

PLEASE ALSO 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.

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 Stephanie Kraut.

Frederick Bland  
Vice Chair

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

cc: Emma Waterloo, Deputy Director; Esther Cho,