



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> 09/14/18	<b>EXPIRATION DATE:</b> 11/14/2023	<b>DOCKET #:</b> LPC-19-27596	<b>COFA</b> COFA-19-27596
<b>ADDRESS:</b> 184 WAVERLY PLACE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 610 / 21
Greenwich Village Historic District			

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

ISSUED TO:

**Mark Salzman**  
**Tenth & Waverly LLC**  
**313 West 22nd Street, Suite 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 19-14193 (LPC 19-14193), issued on December 6, 2017.

The proposal, as approved, consists of constructing two (2) stair bulkheads, and one (1) mechanical enclosure, all featuring beige finished, cement board slat cladding and black finished window and door assemblies, at the roof; installing an awning at the easternmost rooftop bulkhead; installing a black finished metal railing and two (2) black finished metal privacy screens at the roof; raising ten (10) metal flues, featuring a brushed stainless steel finish, and one (1) flue, featuring a clay chimney pot, at the roof; creating two (2) areaways by installing black finished metal railings and gates, at the sidewalk along Waverly Place and West 10th Street; installing two (2) through-wall HVAC units and louvers at the first floor, including one (1) louver at the east (Waverly Place) facade and one (1) louver at the north (West 10th Street) facade; and installing five (5) black finished wood and metal garbage enclosures at the sidewalks along Waverly Place and West 10th Street, 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 noted that the Greenwich Village Historic District Designation Report describes 184 Waverly Place as a Federal style building, built before 1828; 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 at the areaways, and the construction of the proposed rooftop bulkheads and other rooftop installations will not eliminate any significant architectural feature of the building; that the presence of visible bulkheads, as well as flue extensions, railings, screens and a retractable awning, will be in keeping with other visible rooftop elements found at other buildings throughout the historic district; that the proposed bulkheads, featuring neutral beige cladding, will be of a modest scale and will set back from the façades, limiting the visual impact on the building and the streetscape, as seen from various vantage points around the building; that the areaway railings and gates will be of a similar height and placement as other areaway railings in the surrounding streetscapes, and the design, in terms of style, material and finish, will be harmonious with the building and in keeping with fences and gates found throughout this historic district; that the proposed through-wall louvers, to be installed at two locations through plain masonry at the base of the primary facades, will be small in scale and will feature flush-mounted architectural louvers finished to match the color of the surrounding masonry; that the installation of the simply designed wood and metal garbage enclosures will not extend beyond the footprint or height of areaway ironwork at adjacent properties, and will not obscure significant historic features of the building; and that the proposed work will not detract from the special architectural and historic character of the building or the Greenwich Village Historic District. 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 height and massing of the bulkheads be reduced to the greatest extent possible; and that the flues, railings, fences, and mechanical enclosures be reconfigured to reduce visibility.

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 changes.

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-302.00, LPC-310.00, LPC-311.00, LPC-312.00, LPC-800.00, and LPC-801.00, dated April 16, 2018, and prepared by Scott J. Glass, RA.

Accordingly, staff reviewed these materials and noted that the scope of work had been modified, including lowering the roof of the main building to help minimize the visibility of all mechanical equipment; reducing the easternmost stair bulkhead in footprint, and chamfering the profile of its roof; omitting the installation of the awning at the easternmost bulkhead from the scope of work; lowering the height of the mechanical enclosure and privacy screens at the roof; and setting the railing of the roof farther back from the east façade; and that the drawings show additional work, consisting of replacing black finished wood and metal, nine-over-one, one-over-one, and two-over-two, double-hung windows throughout the second and third floors of the north and east facades with light beige finished wood, six-over-six, double-hung windows; removing the fire escape at the north façade in conjunction with repairing the holes exposed by the removal with new brickwork; resurfacing deteriorated brownstone at select locations with a cementitious stucco mix at the first through third floors of the east and north façades; removing paint from brickwork with a chemical paint remover and a low-pressure water wash at the first through third floors of the east and north façades;

repointing deteriorated mortar joints at the first through third floors of the east and north facades; repainting the cornice light gray at east and north façades; repainting the signage band black at the first floor of the east and north facades; installing four (4) red canvas clad retractable awnings, including three (3) awnings with black lettering (“Three Lives & Company”) on the skirt, at the first floor of the east and north facades; removing one (1) through-window HVAC unit and installing glazing at the transom at the first floor splayed entryway at the corner of the east and north facades; removing one (1) roll down security gate at the first floor of the north façade, in conjunction with repairing the holes exposed by the removal with new brickwork; removing the existing storefront glazing, red finished wood and glass door, through-window HVAC unit, and wood infill and installing storefront glazing, black finished wood paneled door, and divided light transom at the westernmost storefront bay at the first floor of the north façade; removing stucco infill and installing black finished spandrel panels at the center storefront bay at the first floor of the north façade; removing one (1) wood and glass door and installing one (1) black finished metal display window and a black finished brick bulkhead at the center storefront bay at the first floor of the north façade; replacing four (4) black finished metal display windows and transoms in-kind at the easternmost storefront bay at the first floor of the north façade; replacing one (1) black finished multi-light wood and glass door with one (1) black finished wood and glass paneled door at the first floor of the east façade; removing three (3) light fixtures at the first floor of the east façade; installing two (2) black finished light fixtures above the entryways at the first floor of the east and north facades; installing two (2) security systems, featuring cameras and intercoms, including one (1) system at the return of the entryway surround at the first floor of the east facade and one (1) system at the return of the entryway surround at the first floor of the north façade; installing pavers and two (2) outdoor kitchens at the roof; and interior alterations at the cellar through third floors, including demolishing and constructing nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work.

With regard to the modified and additional work, staff found that modifications made to the rooftop bulkheads, railings, screens, and flues substantially reduces the visibility of the work at the roof from public thoroughfares in views from the west on West 10th Street and north on Waverly Place; and 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 2-13 for the removal of fire escapes; Section 2-14 for sandstone restoration; Section 2-12(f) for awning installations; and Section 2-17(c)(3) for the restoration of facade features and storefronts. Furthermore, with regard to these or other aspects of the work, staff found 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 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 proposed light gray finish of the cornice will be in keeping with the historic color palette of buildings of this type style and age; that the removal of the existing roll down security 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 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 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; and that no exposed conduits or junction boxes will be included. Additionally, staff found that the design approved by

the Commission has been maintained and the required changes incorporated. Based on the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-27596 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of brownstone resurfacing, 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 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,