



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> 03/04/19	<b>EXPIRATION DATE:</b> 3/20/2024	<b>DOCKET #:</b> LPC-19-21257	<b>COFA</b> COFA-19-21257
<b>ADDRESS:</b> 56 BANK STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 623 / 36
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

**Robert Beckwitt**  
**Plunky LLC**  
**56 Bank Street**  
**New York, NY 10014**

**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 20, 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 February 22, 2018, and as you were notified in Status Update Letter 19-18570, issued on April 2, 2018.

The proposal, as approved, consists of constructing a one-story brick-clad rooftop addition, in conjunction with installing metal roof railings, metal flues, mechanical equipment, and a mechanical enclosure; replacing ten (10) existing modern black painted six-over-six double-hung wood windows throughout the north (Bank Street) facade in-kind; modifying the rear façade and existing modern multi-story rear addition by replacing existing modern brickwork with new brick cladding and removing existing modern windows, in conjunction with selectively enlarging and reducing the size of the masonry openings, and installing new windows; creating two (2) new masonry openings at the second floor of the east (side) facade and installing black painted single-light casement windows; and lowering the grade of the rear yard by 4'-4 1/2", as shown in a digital presentation, titled "56 Bank Street, New York, NY 10014," dated March 20, 2018 and prepared by The Turett Collaborative, including 31 slides, consisting of photographs, drawings, and photomontages, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 56 Bank Street as a Greek Revival style rowhouse built in 1833; 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.

With regard to this proposal, the Commission found that the proposed work will not eliminate any significant architectural features; that although the black painted finish for the front façade windows is not consistent with the historic finishes typically found at windows of houses of this style and age, the color is consistent with later finishes found on similar buildings in this historic district, is easily reversible, and, when seen in conjunction with the black painted cornice and door, will help support a unified façade composition; that the rooftop addition will be set back from the front façade, thereby helping to retain defining aspects of the house's original scale and massing; that the rooftop addition and railings, when seen from public thoroughfares at this house, situated between taller neighboring buildings, will be within the context of secondary facades of neighboring buildings within a varied streetscape, helping them to remain a secondary presence; that the typical materials and simple design of the rooftop addition, railings, and flues will further help them remain a subordinate presence; that the rear façade of this house is not part of an intact row and is simply designed and is partially obscured by a rear addition, which extends above the house's rear parapet, therefore the presence of a rooftop addition, aligning with the rear façade, and the redesign of the rear façade will not diminish any significant features or detract from the unity of the row; that the rear façade, rear addition, and yard are almost entirely surrounded by secondary lot line facades of taller neighboring buildings, therefore, the redesign of the rear façade and rear addition and excavation of the yard will not detract from surrounding properties or a contiguous greenspace; that the brickwork cladding material and the size and placement of the masonry openings at the rear façade and rear addition will be compatible with the house's typology; that the alterations to the rear of the house and the yard will not be visible from a public thoroughfare; and that the proposed window openings at the lot line façade will be small in size, installed at plain masonry at a secondary façade, and only obliquely visible from a public thoroughfare. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the applicant work with staff to modify the set back of the front of the rooftop addition to simplify the form; set back the railings from the front façade, reducing their visibility from public thoroughfares; and modify the finish palette of the addition and railings to be more uniform to help it blend it with its context.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two (2) or more sets of signed and sealed Department of Building filing drawings showing the approved design and incorporating the required changes.

Subsequently, on February 14, 2019, the Commission received final filing drawings T-000.00, Z-001.00, Z-002.00, Z-003.00, G-001.00, G-002.00, G-003.00, G-004.00, DM-000.00, DM-001.00, DM-002.00, DM-003.00, DM-004.00, DM-005.00, A-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-106.00, A-135.00, A-136.00, A-200.00, A-201.00, A-202.00, A-300.00, A-301.00, A-600.00, A-650.00, A-651.00, A-700.00, A-701.00, A-705.00, A-706.00, and A-708.00, dated (revised) February 12, 2019, and prepared by Wayne Stefan Turett, RA; and S-001.00, SOE-100.00, SOE-101.00, S-101.00, S-102.00, S-103.00, S-104.00, S-501.00, M-001.00, M-101.00, M-102.00, M-103.00, M-104.00, M-111.00, M-112.00, M-113.00, M-301.00, M-501.00, M-601.00, E-001.00, E-101.00, E-102.00, E-103.00, E-104.00, E-111.00, E-112.00, E-113.00, E-114.00, P-001.00, P-101.00, P-102.00, P-103.00, P-104.00, P-300.00, P-301.00, P-302.00, P-303.00, SP-001.00, SP-101.00, SP-102.00, SP-103.00, SP-301.00, and SP-500.00, dated (revised) February 12, 2019, and prepared by Thomas John Petracca, PE.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained and the required changes have been incorporated, consisting of modifying the design of the

rooftop addition to feature a sloped metal roof and standard size red brick cladding, instead of a flat roof and Roman size beige brick cladding; setting the railings back 2'-7 1/2" from the north parapet and 2'-4 1/4" from the west parapet; and changing the finish of the railings from black to light grey. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-21257 is being issued.

PLEASE NOTE: This Certificate of Appropriateness is being issued in conjunction with Certificate of No Effect 19-34306, issued on March 4, 2019 for restorative work, including cleaning, repointing, patching, repairing metalwork, and resurfacing masonry; as well as installing light fixtures and an intercom; replacing a door, a gate, and areaway paving and stairs; removing a hatch, stairs, and landing at the areaway; lowering the grade of the areaway; and interior alterations.

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 Julianne W Chianese.

Sarah Carroll  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Andrew Feuerberg, JM Zoning

**cc:** Bernadette Artus, Deputy Director; Andrew Feuerberg, JM Zoning